IN RE: HEARING ON UNDERSIZED LOT (7226 Orth Road)

NE/S Orth Road, S of Sparrows Point Rd.

15th Election District 7th Council District

James & Stella Alston/Essie Alston, Owners

RRIG Corporation, Contract Purchasers

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. N/A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a building permit application filed by James and Stella Alston, property owners and RRIG Corporation, Contract Purchaser, for the proposed development of the subject undersized lot with a singlefamily dwelling. The matter comes before me pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) which permits the owner of a lot that is of insufficient size or width to build a single family dwelling thereon, if three conditions are met. First, the lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955. Second, the proposal must comply with all other height and area regulations. Three, the owner of the subject lot does not own sufficient adjoining land to conform to the width and area requirements.

Pursuant to Section 304.3 of the B.C.Z.R., the property was posted with notice of the requested relief. That Section provides that any property owner residing within 1,000 feet of the subject lot may demand a public hearing on the proposal within 15 days of the posting date. In this regard, Essie Alston, the adjacent property owner filed a formal demand for public hearing and the matter was scheduled for a hearing before the undersigned Zoning Commissioner on Monday, April 12, 2004. At the hearing, the Zoning Commissioner must determine if the proposed dwelling is "appropriate."

Appearing at that hearing were Essie Alston and Richette and Reginald Dowdy, adjacent property owners. Neither the owners of the subject property, nor a representative of the Contract Purchaser appeared at the hearing. Thus, there was no testimony or evidence offered in support of the request. However, the documentation contained within the case file shows that the property under consideration is a rectangular shaped, unimproved parcel located on the northeast side of Orth Road, just south of Sparrows Point Road in Edgemere. The property is also known as Lot 14 of the Crooms Subdivision, which was recorded in the Land Records of Baltimore County many years ago, well prior to the adoption of the current zoning regulations. As is often the case with older subdivisions, many of the lots are undersized and lack sufficient area or width for development purposes. The subject property is 50 feet wide and approximately 105 feet deep and contains a gross area of 5,213 sq.ft., zoned D.R.5.5. The Petitioners propose to develop the property with a single family dwelling; however, due to the lot's small size, the requested approval is necessary in order to proceed.

Essie Alston, who resides immediately next door at 7228 Orth Road, testified that she is related by marriage to James Alston (property owner) and that he is the brother of her deceased husband. She testified that James Alston originally owned both the subject property and the lot on which she resides (Lot 15); however, she and her husband acquired their lot many years ago and she now resides there with her daughter and granddaughter. Ms. Alston further testified that the site plan submitted by the Applicants is inaccurate. Specifically, it does not show the existence or location of her dwelling on the adjacent lot and furthermore, it incorrectly identifies the owner of the lot on the other side of the property. That lot (Lot 13) is apparently owned by a Mr. Frieson; however, is shown on the plan as being owned by Clifford Farmer. Apparently, Mr. Farmer owns the next lot (Lot 12), which is improved with a single family dwelling.

Mr. & Mrs. Dowdy both testified that construction of a single-family dwelling on the subject property would be inconsistent and incompatible with the neighborhood. They indicated that most of the houses in the community are built on double or triple (100-150-foot wide) lots. They believe that the subject lot is too small for development due to its narrowness and small area. In support of their position, they displayed photographs showing that most of the dwellings in the vicinity are built on larger lots.

Section 304.4 of the B.C.Z.R. requires that the Zoning Commissioner determine whether a proposed dwelling on this lot is appropriate. In this case, neither the Contract Purchasers nor property owners appeared at the hearing to offer testimony or submit evidence to support their request. The record of this case and therefore, any decision rendered is based solely on the testimony that was offered at the hearing and documents contained within the case file.

Based upon the undisputed testimony offered by the neighbors, I am persuaded to deny the application. Their testimony supports a finding that the proposed construction on this single lot is inappropriate for the neighborhood. Nonetheless, it is noted that Mr. Frieson's lot next door is also unimproved. His lot is the same size as the subject lot and he would face the same difficulty as the Petitioners should he wish to develop his property in the future. However, if his property and the subject lot were combined, a more suitable lot comparable to others in the neighborhood would be available for development. Construction of a single family dwelling on these two combined lots would seemingly be more appropriate with the existing community.

Pursuant to the advertisement, posting of the property and public hearing held thereon, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Application to develop the subject property with a single-family dwelling, be and the same is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs

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IN THE MATTER OF

BEFORE THE

THE APPLICATION OF

JAMES T. ALSTON, ET UX - LEGAL OWNERS * COUNTY BOARD OF APPEALS

RRIG CORPORATION – C.P. FOR SPECIAL

HEARING ON PROPERTY LOCATED ON THE * OF

NE/S ORTH ROAD, S OF SPARROWS POINT

ROAD (7226 ORTH ROAD)

BALTIMORE COUNTY

15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT Case No. 05-090-SPH

OPINION

This Board met to hear a de novo appeal of a decision by the Zoning Commissioner to grant a Building Permit Application to develop an undersized lot by constructing a single-family home upon it.

The Protestants appeared pro se, and the Petitioners were represented by Charles Williams, Esquire. Stella Alston, Petitioner, appeared and described the property in question, noting that no one lived on the site at the present time. She related that no survey had yet been done of the property but that a contract of sale had been entered into with RRIG Corporation to develop the subject site. She stated that a review of the plats and documents revealed that the owner of the subject property did not own any adjacent property, and further testified that a survey would be done when an actual building permit was applied for. In the course of the testimony of the Petitioner's witnesses, the actual contract of sale from the owner to RRIG Corporation, the 1947 plat of the Crooms Subdivision, including the subject site, and the plans for the proposed structure, including height and area boundaries and dimensions, were placed in the record.

Protestants presented Richette Dowdy, a resident of the area since 1985, who placed various photographs into the record and spoke of her concerns for the esthetics of the area and the proposed structure, along with its effect, she feared, on the value of her property.

On cross-examination, Ms. Dowdy agreed that the size of the subject lot was common in the area and further confirmed that the Petitioner owned no adjoining property to the lot in question.

Brandi Vaughn reiterated the testimony and concerns of the Protestants and Essie Alston, resident of the house next door to the subject site, spoke of her concerns as to the contract builder and the possible effects of his development of the property.

An Application for a Building Permit for an Undersized Single-Family Lot is subject to the requirements of § 304 of the *Baltimore County Zoning Regulations* (BCZR), which states in pertinent part:

- 304.1 A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:
- A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;
- B. All other requirements of the height and area regulations are complied with; and
- C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.
- 304.2 Building permit application.
- A. Any person desiring to erect a dwelling pursuant to the provisions of this section shall file with the Department of Permits and Development Management, at the time of application for a building permit, plans sufficient to allow the Office of Planning to prepare the guidelines provided in Subsection B below. Elevation drawings may be required in addition to plans and drawings otherwise required to be submitted as part of the application for a building permit. Photographs representative of the neighborhood where the lot or tract is situated may be required by the Office of Planning in order to determine appropriateness of the proposed new building in relation to existing structures in the neighborhood....

Applying the evidence to the above regulations, we find that Petitioners' Exhibit #2, the 1947 plat, clearly satisfies the requirements of § 304.1A. Petitioner's submission of plans and

related documents (unquestioned by the Protestants) appears on its face to satisfy § 304.1B, subject, of course, to the final issue of a building permit. The undisputed testimony presented clearly establishes that the Petitioner owns no property adjacent to the subject site, satisfying the requirements of § 304.1C.

We further find that, based upon the documents and exhibits presented, the proposed structure is clearly and substantially similar and compatible to the existing homes in the area and, therefore, is clearly "appropriate" under § 304.2.

Accordingly, we unanimously find that building permit application to develop the subject property with a single-family dwelling, as set forth herein, shall be approved, subject to the following restrictions:

- 1. Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval. The plans shall be substantially similar to those submitted at the hearing.
- 2. Prior to the issuance of any permits, the Petitioners shall submit a survey, which has been performed and sealed by a Professional Land Surveyor or Licensed Property Line Surveyor, for inclusion in the case file. Said survey shall depict the dimensions of the subject property and confirm that same, also known as Lot 14 of the Crooms Subdivision, is in fact 50 feet wide.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

THEREFORE, IT IS THIS /st_ day of Welm beh , 2004 by the County Board of Appeals of Baltimore County

ORDERED that the Building Permit Application to develop the subject property with a single-family dwelling pursuant to § 304 of the *Baltimore County Zoning* Regulations (BCZR) be and the same is hereby **APPROVED**, subject to the following conditions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal

period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- Prior to the issuance of any building permits, the Petitioners shall submit building elevation drawings of the proposed dwelling and a landscape plan to the Office of Planning for review and approval. The landscape plan shall provide sufficient screening to buffer the proposed dwelling from the adjacent properties on both sides.
- When applying for any permits, the site plan filed must reference these cases and set forth and address the restrictions of this Order.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Lawrence M. Stahl, Panel Chairman

Donald I. Mohler III

Margaret M. Brassil, Ph.D.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

December 1, 2004

Charles Williams, Esquire 2225 St. Paul Street Baltimore, MD 21218

RE: In the Matter of: James T. Alston, et ux – Legal Owner; RRIG Corproation – CP / Case No. 05-090-SPH

Dear Mr. Williams:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all subsequent Petitions for Judicial Review filed from this decision should be noted under the same civil action number as the first Petition. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Kathleen C. Bianco C. Buico / trs

Administrator

Enclosure

c: James Alston, et ux
RRIG Corporation, Inc.
Mark Gheiler and Isaac Gheiler
Essie Alston
Reginald Dowdy
Deborah Lewis
Mildred Lloyd
Office of People's Counsel
William J. Wiseman HI /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

ORDER RECEIVED FOR FILINGS

IN RE: HEARING ON UNDERSIZED LOT (7226 Orth Road)

NE/S Orth Road, S of Sparrows Point Rd.

15th Election District 7th Council District

James T. Alston, et ux, Owners RRIG Corporation, Contract Purchasers * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

Case No. N/A
Later essisted - 05-090-50H

ORDER ON THE MOTION FOR RECONSIDERATION

WHEREAS, this matter came before this Zoning Commissioner for consideration of a building permit application filed by James T. Alston, and his wife, Stella M. Alston, property owners and RRIG Corporation, Contract Purchaser, for the proposed development of the subject undersized lot with a single-family dwelling. Pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), the owner of a lot that is of insufficient size and/or width may build a single family dwelling thereon, if three conditions are met. First, the lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955. Second, the proposal must comply with all other height and area regulations. That is, no variance relief is required. Three, the owner of the subject lot does not own sufficient adjoining land to conform to the width and area requirements.

Section 304.3 of the B.C.Z.R. requires that the property be posted with notice of the requested relief and provides that any property owner residing within 1,000 feet of the subject lot may demand a public hearing on the proposal within 15 days of the posting date. In this regard, Essie Alston, the adjacent property owner filed a formal demand for public hearing and the matter was scheduled for a hearing before the undersigned Zoning Commissioner on Monday, April 12, 2004. Appearing at that hearing were Essie Alston and Richette and Reginald Dowdy, adjacent property owners. Neither the owners of the subject property, nor a representative of the Contract Purchaser appeared at the hearing. Thus, there was no testimony or evidence offered in support of the request. As a result, the permit application was denied, by Order dated April 29, 2004.

Subsequent to the issuance of that Order, the Contract Purchaser requested a reconsideration of the matter, pursuant to the Rules of Practice and Procedure before the Zoning Commissioner (see B.C.Z.R., Appendix G, Rule K). It was indicated that no one appeared at the initial hearing because a religious holiday occurred on that date. In view of the request, the matter was scheduled for further proceedings and reconsideration on June 11, 2004. The property was also reposted with notice of the hearing.

Appearing at the reconvened hearing were Mark Gheiler and Isaac Gheiler, representatives of RRIG Corporation, the Contract Purchaser, and James T. Alston and Stella M. Alston, property owners. Appearing as Protestants in the matter were Essie Alston and Richette Dowdy, who appeared at the earlier hearing, and Robenia Bartee and Deborah Lewis.

The property under consideration is an unimproved rectangular shaped parcel located on the northeast side of Orth Road, just south of Sparrows Point Road in Edgemere. The property is approximately 50' wide and 104' deep and contains a gross area of 5,213 sq.ft., zoned D.R.5.5. The property is also known as Lot 14 of the Crooms Subdivision, which was recorded in the Land Records of Baltimore County many years ago, well prior to the adoption of the current zoning regulations. As is often the case with older subdivisions, the lots recorded within that subdivision are undersized and lack sufficient area or width for development purposes under the current zoning regulations. In this regard, the Petitioners propose development of the property with a single family dwelling; however, due to the small size of the parcel, the requested approval is necessary.

As noted at the earlier hearing, the property abuts an adjacent parcel owned by Essie Alston. She is related by marriage to James S. Alston, owner of the subject property who is the brother of her deceased husband. Apparently, James Alston at one time owned both lots; however, they are now under separate ownership. A Mr. Frieson owns the adjacent lot on the other side of the subject property. That lot is also vacant.

Section 304.4 of the B.C.Z.R. requires that the Zoning Commissioner determine whether the proposed dwelling is "appropriate." That Section is silent as to the specific factors

which are to be considered as to whether the proposal is appropriate; however, it seems clear that the Zoning Commissioner should consider the character of the neighborhood and whether the architectural style of the proposed building is consistent with the community. Submitted at the hearing were an amended site plan, photographs of the property and vicinity, and building elevation drawings and floor plans of the proposed structure.

The Protestants submitted a copy of the Crooms Subdivision plan, which was annotated to reflect ownership of the subject and adjacent lots. That plan shows that some property owners own single lots (50 feet wide), while others own "double" lots (100 feet wide. For example, the plan shows that Evelyn Richardson owns Lots 9 and 10 and that Gertrude Dowdy owns Lots 4 and 5. Thus, these individuals each own a 100-foot wide parcel on which is located one single family dwelling. The property owned by the Farmer family (Lots 11 and 12) and Covington family (Lots 28 and 29) are each similarly developed and utilized as 100-foot wide parcels. Other properties held under the original configuration as one 50-foot wide lot have also been developed with a single-family dwelling. In addition to the subject property, the adjacent lot owned by Mr. Frieson is a single 50-foot wide lot. Essie Alston's property (Lot 15) is also only 50-foot wide, as is the McDougald lot (Lot 30) across the street.

It is clear that development of the subject property and the adjacent Frieson lot as a single, 100-foot wide parcel would be most appropriate. As I stated in my prior Order, the Frieson lot is the same size as the subject lot and Mr. Frieson would face the same difficulty as the applicants should he wish to develop his lot in the future. If both lots were combined, a more suitable parcel would be available for development; however, I cannot require Mr. Frieson and the Petitioners to combine their lots. Mr. Frieson is not a party to these proceedings and the Zoning Commissioner obviously does not have the authority to require two separate property owners to combine their holdings.

In this case, the burden that the applicants must meet is minimal. First, they must establish that the property has been recorded by deed or is located within a validly approved subdivision prior to March 30, 1955. Clearly, they meet this test in that the Crooms Subdivision

was recorded in the Land Records in Baltimore County in 1947. Second, they must comply with all other height and area regulations and not need any other variance relief. In this regard, the Petitioners meet that requirement. A 30-foot wide house is proposed so that the required 10-foot side yard setbacks can be provided on both sides. Additionally, the plan shows that the Petitioners will meet the required front and rear yard setbacks (25 feet and 40 feet, respectively). Third, the Petitioners must establish that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements. The applicants also meet that requirement. Although a single owner originally held the subject and adjacent lots, they have been under separate ownership for many years. James and Stella Alston now only own the subject property, and Mr. Frieson and Essie Alston own the adjacent lots, respectively. Thus, the Petitioners meet that requirement.

The final requirement is that the proposed house be "appropriate." In this regard, the Petitioners submitted building elevation drawings of the proposed dwelling, which show the proposed construction of a two-story single-family dwelling. That dwelling appears compatible with the existing houses in the neighborhood and substantially similar to the dwelling located at 7218 Orth Road. I find that the proposed dwelling is "appropriate."

Based upon the testimony and evidence presented, I find that the Petitioners have met the requirements at law and that the proposal should be approved. Obviously, this approval is contingent upon compliance with a number of other factors. First, the Petitioners must actually own a property that is 50-feet wide. This issue is identified in that some of the neighbors questioned the actual width of the subject property. Although the property does appear to be 50 feet wide according to the site plan and subdivision plan, the Petitioners must establish that the lot is indeed 50 feet wide prior to the issuance of any permits. Secondly, the house to be constructed must be substantially similar to the building elevation drawings submitted at the hearing. In this regard, the Petitioners shall submit those building elevation drawings to the Office of Planning for review and approval prior to the issuance of any permits.

Pursuant to the advertisement, posting of the property and public hearing held, and for the reasons set forth above, the building permit application shall be approved.

this ______day of August 2004 that the Building Permit Application to develop the subject property with a single-family dwelling, in accordance with Petitioner's Exhibit 1, be and the same is hereby APPROVED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval. The plans shall be substantially similar to those submitted at the hearing.
- 3) Prior to the issuance of any permits, the Petitioners shall submit a survey, which has been performed and sealed by a Professional Land Surveyor or Licensed Property Line Surveyor, for inclusion in the case file. Said survey shall depict the dimensions of the subject property and confirm that same, also known as Lot 14 of the Crooms Subdivision, is in fact 50 feet wide.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

August 3, 2004

Mr. & Mrs. James Alston 2814 Mohawk Avenue Baltimore, Maryland 21207

RE: MOTION FOR RECONSIDERATION
HEARING ON UNDERSIZED LOT
NE/S Orth Road, S of Sparrows Point Road
(7226 Orth Road)
15th Election District – 7th Council District
James & Stella Alston, Owners; RRIG Corporation, Contract Purchaser

Dear Mr. & Mrs. Alston:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The application for a building permit has been approved, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Messrs. Mark & Isaac Gheiler, RRIG Corporation 3403 Old Post Drive, Baltimore, Md. 21208

Ms. Essie M. Alston, 7228 Orth Road, Baltimore, Md. 21219

Mr. & Mrs. Reginald Dowdy, 7230 Orth Road, Baltimore, Md. 21219

Ms. Deborah Lewis, 7233 Orth Road, Baltimore, Md. 21219

Office of Planning; People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

April 29, 2004

Mr. & Mrs. James Alston 2814 Mohawk Avenue Baltimore, Maryland 21207

HEARING ON UNDERSIZED LOT RE:

NE/S Orth Road, S of Sparrows Point Road

(7226 Orth Road)

15th Election District – 7th Council District

James & Stella Alston, Owners; RRIG Corporation, Contract Purchaser

Dear Mr. & Mrs. Alston:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The application for a building permit has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

LES:bjs for Baltimore County

Mr. Isaac Gheiler, RRIG Corporation, 3403 Old Post Drive, Baltimore, Md. 21208 cc: Ms. Essie M. Alston, 7228 Orth Road, Baltimore, Md. 21219

Mr. & Mrs. Reginald Dowdy, 7230 Orth Road, Baltimore, Md. 21219

People's Counsel; Case File



BALTIMORE COUNTY, MAR'. ND OFFICE OF BUDGET & FINANCE No. 34512 MISCELLANEOUS RECEIPT	PAID RECEIPT BESINESS ACTUAL TIME IXM
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FORMAL DEMAND FOR HEARING

CASE NUMBER: [MOERS/ZED. LOT
Address: * 1226 OHR Rd 21219 Petitioner(s): * RRIG-CORP FOR OWNERS ALSTON. TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY.
Petitioner(s): * RRIG-CORP FOR OWNERS ALSTON .
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
INVe Essie Alston Name - Type or Print
(YLegal Owner OR NResident of 7228 Orth Real
Address Balto Md 21219
City State $2ip Code$ $410 - 477 5217 + 410 4770927$
Telephone Number
which is located approximately 50+ feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.
Signature Span 3/05/04
Signature Revised 9/18/98 - wcr/scj

TIMEFRAME	/COUNTY BOARD OF APPEALS - UNDERSIZED LOT APPEAL
Case #	05-090-SPH (200500) RRIG Corporation – Applicant; James T. Alston, et ux – Legal Owners
Date of Appeal of ZC Decision	_August 12, 2004
Deadline Date for Hearing by CBA *	September 26, 2004
CBA Hearing Date	October 20, 2004 ** @ /° p. m.
Statistical only:	
Order Issued by CBA	

. .

^{§ 304.6} BCZR

^{*} The hearing shall be scheduled by the Board of Appeals within 45 days from receipt of appeal.

^{**} This file was received from PDM on 9/22/04.

APPEAL SIGN POSTING REQUEST

CASE NO.: 05-090-SPH

James T. Alston–LEGAL OWNER

7226 Orth Road, 21219

15th ELECTION DISTRICT

APPEALED: 8/12/04

ATTACHMENT - (Plan to accompany Petition - Petitioner's Exhibit No. 1)

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals

400 Washington Avenue, Room 49

Towson, Maryland 21204

Attention:

Kathleen Bianco

Administrator

CASE NO.: 05-090-SPH

Petitioner/Developer:

James Alston. - LEGAL OWNER

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

7226 ORTH ROAD

The sign was posted on $9/28$, 2004
By: Jung Reen S	
(Signature of Sign Poster)	
GARY FREUNOS	
(Printed Name)	

APPEAL SIGN POSTING REQUEST

CASE NO.: 05-090-SPH

James T. Alston-LEGAL OWNER

7226 Orth Road, 21219

15th ELECTION DISTRICT

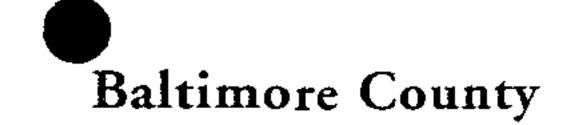
APPEALED: 8/12/04

ATTACHMENT - (Plan to accompany Petition - Petitioner's Exhibit No. 1)

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708





James T. Smith, Jr, County Executive Timothy M Kotroco, Director

March 9, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

7226 Orth Road

N/east side at S/corner of Sparrows Point Road 15th Election District – 7th Councilmanic District

Legal Owners: James & Stella Alson

Applicant: RRIG Corporation, Inc., I. Gheiler

To approve a building permit on an undersize lot for a single family detached dwelling.

Hearing: Monday, April 12, 2004, at 2;00 p.m. in Room 407, County Courts Building

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: James & Stella Alston, 2814 Mohawk Ave., Baltimore 21207 RRIG Corp., I. Gheiler, 3403 Old Post Drive, Baltimore 21208 Essie Alston, 7228 Orth Road, Baltimore 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 27, 2004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in <u>Towson</u>, <u>Maryland</u> on the property identified herein as follows:

7226 Orth Road

N/east side at S/corner of Sparrows Point Road 15th Election District - 7th Councilmanic District

Legal Owner(s): James & Stella Alson
Applicant. RRIG Corporation, Inc., I. Gheiler
To approve a building permit on an undersize lot for a single family detached dwelling.
Hearing: Monday, April 12, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/355 Mar. 25

C655989 3/355 Mar. 25

CERTIFICATE OF PUBLICATION

3/25,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{3}{25}$,2004.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS	Date: March 30, 2004
RE: Case Number 7226 OK Petitioner/Developer: JAMES + STE Date of Hearing/Closing. APRIL	2TH ROAD Contested Building Permit LLA ALSTON/ESSIEALS TON/ISAAC GHEILER RRIG CORP.
This is to certify under the penalties were posted conspicuously on the property	of perjury that the necessary sign(s) required by law located at 7226 ORTH ROAD
The sign(s) were posted on	MARCH 27, 2004 (Month, Day, Year)
	Linda O'Keefe (Signature of Sign Poster)
HEARING WILL BE HELD BY TONING COMMINSTRATED BY TOWNON, MD OM 407 COUNTY COURTS BLOG. 401 BOSLEY AVE INC. MONDON, MD O APPROVE A BUILDING PERMIT VOERSIZED LOT FOR A SINGLE ETACHED DWELLING. 7226 ORTH ROAD 7226 ORTH ROAD 10 1000000000000000000000000000000000	2 LINDA O KEFF (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster)
PARTE AND THE	HUNT VALLEY MD 21030 (City State, Zip Gode of Sign Poster)

Revised 3/1/01 - SCJ

410-666-5366

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date. MARCH 3, 2004

		, ,			
RE:	Da	se Number Bull titioner/Developer: te of Hearing/Clos	ISAAC GHEIL	ER / JE 2004	NMARHOMES
wer	Th e pos	is is to certify under	er the penalties of p	erjury that	the necessary sign(s) required by law 7226 ORTH ROAD
	T	he sign(s) were po	sted onM	ARCH.	/2004 Month, Day, Year)
					(Signature of Sign Poster)
Post- MARCH-1200&	\$726.0k	PWS AN ADD ADD ADD 111 W 10 WS			LINDA O'KEFF (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster)
	CHARA HILL	SUANT TO STETION - 304 2 BALLIMORI ELIGIBIL INFORMATION IS AVIOLED IN CHEMINATION IS AVIOLOGICAL PROPERTY OF CHEMINATION IS AVIOLOGICAL PROPERTY OF CHEMINATION IS AVIOLOGICAL PROPERTY OF CHEMINATION AND DEVELOPMENT OF	NOTICE OF NOTICE OF APPROVE A. BUILDING. O. APPROVE A. BUILDING. N. UNDERSIZE LOT FOR A AMILY DETACHED DWELLING.		HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster)
8.91-4774M	•	COUNTY CODE UP MAY NCERNING DED IT BEFORE 2004 ALLABLE AT ALLABLE AT ALLABLE AT ALLABLE AT	PERMITON SINGLE SINGLE	٠.	(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 25, 2004 Issue - Jeffersonian

Please forward billing to:

I. Gheiler RRIG Corporation

3403 Old Post Drive Baltimore, MD 21208

410-486-5693

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

7226 Orth Road

N/east side at S/corner of Sparrows Point Road 15th Election District – 7th Councilmanic District

Legal Owners: James & Stella Alson

Applicant: RRIG Corporation, Inc., I. Gheiler

To approve a building permit on an undersize lot for a single family detached dwelling.

Hearing: Monday, April 12, 2004, at 2;00 p.m. in Room 407, County Courts Building 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ţ

Department of Permits and Development Management (PDM) County Office Building 111 West Chesapeake Avevnue Towson, Maryland 21204

The application for your proposed Building Permit appling by DONA THOMPSON	plication has been to	reviewed and is accepted for
(name of planner)	Da	
A sign indicating the proposed building must be posted decision can be rendered. The cost of filing is \$50.5 current tees prior to filing the application.	ed on the property to 00. This fee is sul	for fifteen (15) days before a bject to change. Confirm all
In the absence of a request for public hearing during expected within approximately four weeks. However, then the decision shall only be rendered after the requirements.	if a valid demand is	received by the closing date.
*SUGGESTED POSTING DATE 3	04	D (15 Days Before C)
DATE POSTED Marc	ch 1,200) 4
HEARING REQUESTED? YES NO DAT	TE	<u>, </u>
CLOSING DAY (LAST DAY FOR HEARING DEMAND)) <u>3/16/04</u>	C (B-3 Work Days)
TENTATIVE DECISION DATE	3/19/04	B (A + 30 Days)
*Usually within 15 days of filing	h <i>i</i>	
CERTIFICATE OF POSTING	PEFFI	
District:15		
Location of Property: #7226 ORTH ROAD		
Posted by: Signature	Date of Posting: _	MARCH - 1, 2004
Number of Signs:1	•	



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

Hearing Room — Room 48 Old Courthouse, 400 Washington Avenue

September 23, 2004

NOTICE OF ASSIGNMENT

CASE #: 05-090-SPH

IN THE MATTER OF: JAMES TO. ALSTON, ET UX – Owners;

RRIG Corporation - Contract Purchaser

7226 Orth Road 15th Election District; 7th Councilmanic District

8/03/04 – Z.C.'s Order on Reconsideration in which Application for Undersized Lot was APPROVED with restrictions per § 304, BCZR

ASSIGNED FOR:

WEDNESDAY, OCTOBER 20, 2004 at 1:00 p.m..

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney. This matter is scheduled for hearing pursuant to § 304.6, Baltimore County Zoning Regulations.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco Administrator

c: Appellant /Protestants

: Essie Alston

Legal Owners

: James Alston, et ux

Contract Purchaser / Applicant

: RRIG Corporation, Inc.

Mark Gheiler and Isaac Gheiler

Reginald Dowdy Deborah Lewis Mildred Lloyd

Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

October 21, 2004

NOTICE OF DELIBERATION

IN THE MATTER OF:

RRIG Corporation - Applicant / Contract Purchaser; James T. Alston, et ux - Legal Owners Case No. 05-090-SPH

Having heard this matter on 10/20/04, public deliberation has been scheduled for the following date /time:

THURSDAY, NOVEMBER 10, 2004 at 9:30 a.m. DATE AND TIME

Hearing Room 48, Basement, Old Courthouse LOCATION

ALL PUBLIC DELIBERATIONS ARE OPEN SESSIONS; HOWEVER, ATTENDANCE IS NOT REQUIRED. A WRITTEN OPINION /ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

> Kathleen C. Bianco Administrator

Appellant /Protestants c:

: Essie Alston

Counsel for Legal Owners

: Charles Williams, Esquire

Legal Owners

: James Alston, et ux

Contract Purchaser / Applicant

: RRIG Corporation, Inc. Mark Gheiler and Isaac Gheiler

Reginald Dowdy Deborah Lewis Mildred Lloyd

Office of People's Counsel William J. Wiseman III /Zoning Commissioner Pat Keller, Planning Director Timothy M. Kotroco, Director /PDM

FYI: 2-1-5

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



Baltimore County

James T. Smith, Jr, County Executive Timothy M. Kotroco, Director

March 9, 2004

I. Gheiler RRIG Corporation, Inc. 3403 Old Post Drive Baltimore, MD 21208

Dear Ms. Gheiler:

RE: Demand for Public Hearing, Undersized Lot, 7226 Orth Road

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

U. Callinal D

W. Carl Richards, Jr. Supervisor Zoning Review

WCR:klm

C: James & Stella Alston, 2814 Mohawk Avenue, Baltimore 21207 Essie Alston, 7228 Orth Road, Baltimore 21219

IN RE: HEARING ON UNDERSIZED LOT BEFORE THE (7226 Orth Road) ZONING COMMISSIONER NE/S Orth Road, S of Sparrows Point Rd. 15th Election District 7th Council District OF BALTIMORE COUNTY * Case No. N/A 05-090-5 James T. Alston, et ux, Owners RRIG Corporation, Contract Purchasers J Essi aleton desire to Affect the decision, made
By the Zoning Commissionen to approve
a building Primit for the lot next to
my property, asknessed 1226 Orth Road. RECEIVED vonne Essei alston ADDRESS (MAILING) 1228 Orth Roal BALTO MUDIZA PHONE # 410 477 5217

دمؤ



Permit or Case No ______

Director, Office of Planning & Community Conservation

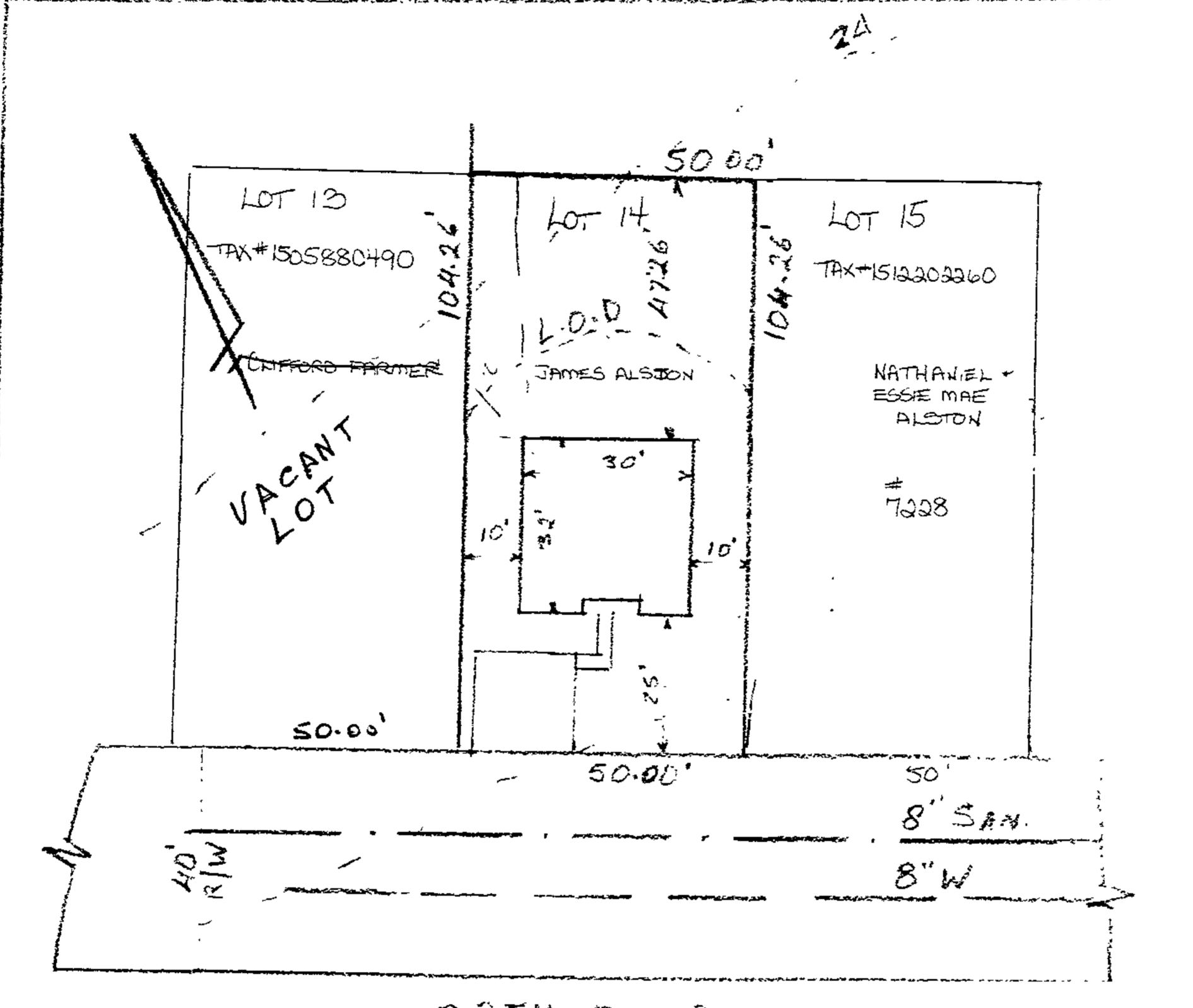
Attention. Jeffrey Long

County Courts Building, Room 406

TO:

	401 Bosley Avenue Towson, MD 21204	Residential Processing Fee Paid
FROM:	Arnold Jablon, Director Department of Permits & Development Management	(\$50.00) Accepted by D.Thompson
RE:	Undersized Lots	Date <u>21807</u>
	it to Section 304.2 (Baltimore County Zoning Regulations) effective June e of Planning and Community Conservation prior to this office's approve	e 25, 1992, this office is requesting recommendations and comments from all of a dwelling permit
MINIMU	JM APPLICANT SUPPLIED INFORMATION	
	Print Name of Applicant Address	Old Post DR ($z(zos)$ (410) 486 - 5693 Telephone Number on District 1 Square Feet 5,200
	cation. NES Wesidercorner of Orth Road,	feet from NESW corner of Sparrows Poind R
Land Or	wner James & Stella Alston.	Tax Account Number
		2(20) Telephone Number (410) 750-7748
CHECKL	LIST OF MATERIALS- (to be submitted for design review by the Office	of Planning and Community Conservation)
TO BE	E FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND	D DEVELOPMENT MANAGEMENT ONLY!
1 This F	Recommendation Form (3 copies)	PROVIDED? YES NO
2 Permi	it Application	
3. Site P	Plan perty (3 copies)	
4 Buildi	ing Elevation Drawings	
	ographs (please label all photos clearly) ining Buildings	<u></u>
Surroc	unding Neighborhood	
6. Curre	ent Zoning Classification: DR 5-5	
	TO BE FILLED IN BY THE O	FFICE OF PLANNING ONLY!
RECOMM	MENDATIONS / COMMENTS Approval Disapproval Approval conditioned on require	ed modifications of the application to conform with the following recommendations
<u> </u>		
Signed by	y	Date
J 7	for the Director Office of Planning and Community Conservation	

Revised 2/05/02



ORTH ROAD

Notes:

1. The property is located in the Limited Develorment

AREA of the CRCA

2. I impravious surfaces are

Limited to 25%:

24% of 5.213 of 1.289 of 1 1.289 of 24%

AREA = 5.213 of 24%

AREA = 5.213 of 3.858 of 3.85

-Public water # sawer
- Property located on CBC.A
- Election district: 15
- Zoning: DR. 5.5

SITE FLLN

JENMAR HOMES: RRIG CORP.

LOT 14 ORTH Rd. (7226 OrlA RS)

TAX Nº 15-12-201934

MODEL: THE HARFORD'

Scale: 1=30 Feb. 2004

FOLID 38

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr, County Executive Timothy M Kotroco, Director

September 21, 2004

Mr. & Mrs. James Alston 2814 Mohawk Avenue Baltimore, MD 21207

Dear Mr. and Mrs. Alston:

RE: Case: 05-090-SPH, Undersized Lot, 7226 Orth Road

Please be advised that this office received an appeal of the above-referenced case on August 12, 2004. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

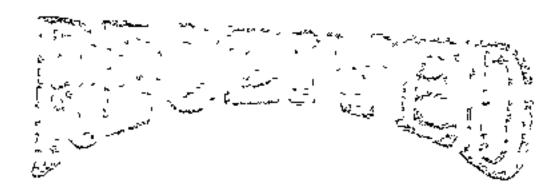
Sincerely

Timothy Kotroco

Director

TK:kim

c: Lawrence E. Schmidt, Zoning Commissioner Timothy Kotroco, Director of PDM People's Counsel Mark & Isaac Gheiler, RRIG Corp., 3403 Old Post Dr., Baltimore 21208 Essie Alston, 7228 Orth Road, Baltimore 21219 Mr. & Mrs. Reginald Dowdy, 7230 Orth Road, Baltimore 21219 Deborah Lewis, 7233 Orth Road, Baltimore 21219 Mildred Lloyd, 2033 C East Joppa Road, Parkville 21234



BALLICATION OF ADDINGS

APPEAL

Application for Undersized Lot
7226 Orth Road
NE/s Orth Rd., S/of Sparrows Point Rd.
15th Election District – 7th Councilmanic District
James T. Alston, et ux – Owners
RRIG Corporation – Contract Purchasers

```
Case No.: 05-090-SPH
    Application for Undersized Lot (February 18, 2004)
V Zoning Description of Property - None Presented at Filing Appt.
Formal Demand for Hearing made - March 5, 2004
   Notice of Zoning Hearing (March 9, 2004)
   Certification of Publication (The Jeffersonian - March 25, 2004)
   Certificate of Posting (March 27, 2004) by Linda O'Keefe
   Entry of Appearance by People's Counsel – Appearance not entered by Counsel
   Petitioner(s) Sign-In Sheet
          One Sheet
   Protestant(s) Sign-In Sheet
          None
    Citizen(s) Sign-In Sheet
          One Sheet
   Zoning Advisory Committee Comments - No comments submitted
   Petitioners' Exhibit
                 Site Plan
                 Jenmar Homes Model
   Protestants' Exhibits:
                 Crooms Subdivision Map
   Miscellaneous (Not Marked as Exhibit)
                 Real Property Data Search
                 Photograph of 7218 Orth Road
                 Photograph of 7221 Orth Road
                 Photograph of 7224 and 7226 Orth Road
                 Photograph of 7226 Orth Road
                 Photograph of 7228 Orth Road
   Zoning Commissioner's Order (DENIED - April 29, 2004)
   Motion for Reconsideration Request - May 6, 2004 (Mark Gheiler)
   Zoning Commissioner's Order on Reconsideration (APPROVED - August 3, 2004
   Notice of Appeal received on August 12, 2004 from Essie Alston
   C:
          People's Counsel of Baltimore County, MS #2010
          Zoning Commissioner/Deputy Zoning Commissioner
          Timothy Kotroco, Director of PDM
          Mr. & Mrs. James Alston, 2814 Mohawk Avenue, Baltimore 21207
          Mark & Isaac Gheiler, RRIG Corp., 3403 Old Post Drive, Baltimore 21208
          Essie Alston, 7228 Orth Road, Baltimore 21219
          Mr. & Mrs. Reginald Dowdy, 7230 Orth Road, Baltimore 21219
          Deborah Lewis, 7233 Orth Road, Baltimore 21219
```

Mildred Lloyd, 2033 C East Joppa Rd., Parkville 21234

JAMES ALSTON, ET UX 2814 MOHAWK AVENUE BALTIMORE, MD 21207 Property Owners/Applicant

MARK GHEILER
ISAAC GHEILER
RRIG CORPORATION
3403 OLD POST DRIVE
BALTIMORE, MD 21208
Contract Purchaser / Applicant

ESSIE ALSTON
7228 ORTHROAD
BALTIMORE, MD 21219
Appellant

REGINALD DOWDY 7230 ORTH ROAD BALTIMORE, MD 21219

DEBORAH LEWIS 7233 ORTH ROAD BALTIMORE, MD 21219

MILDRED LLOYD 2033 C EAST JOPPA ROAD PARKVILLE MD 21234 Counsel for Legal Owners (entered 10/20/04 on record)

Charles Williams, Esquire 2225 St. Paul Street Baltimore, MD 21218

410-366-0494



Case N	d. 05-090-SPH	In the matter of: James T. Alston, et ux -Owners; RRIG Corporation - C.P.
		RE: Application for Building Permit /Undersized Lot /per § 304 BCZR 7226 Orth Road 15 th E; 7 th C
		8/03/04 – Z.C.'s Order on Reconsideration in which Application for Building Permit for Undersized Lot was APPROVED with restrictions.
9/23/04	Notice of Assignment se	ent to following; assigned for hearing on Wednesday, October 20, 2004 at 1 p.m.:
•	Essie Alston	
1	James Alston, et ux	
1	RRIG Corporation, Inc.	- <i>C</i> 31
	Mark Gheiler and Isaa	c Gnemer
j	Reginald Dowdy Deborah Lewis	
	Mildred Lloyd	
1	Office of People's Couns	أم
	Lawrence E. Schmidt /Zo	
	Pat Keller, Planning Dire	-
	Timothy M. Kotroco, Dir	
10/20/0	this date on the record as	aring (Stahl, Mohler, Brassil); Charles Williams, Esquire, entered his appearance counsel for the legal owners; to provide written entry of appearance. Case teration to be assigned and notice sent.
10/21/0	– Notice of Deliberation a.m. FYI copy to 2-1-5.	sent to parties; deliberation assigned for Thursday, November 10, 2004 at 9:30
11/10/0	Board convened for pu Application for Building from date of written Order	blic deliberation (Stahl, Mohler, Brassil); unanimous decision of Board – Permit – Undersized Lot APPROVED with restrictions; appellate period to run er. (2)

BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: James T. Alston, et ux

Case No.: 05-090-SPH

DATE: November 10, 2004

BOARD/PANEL: Lawrence M. Stahl LMS

Donald L. Mohler III DLM
Margaret Brassil MB

RECORDED BY: Theresa R. Shelton / Legal Secretary

PURPOSE: To deliberate the Application for Undersized Lot – pursuant to Section 304.2

PANEL MEMBERS DISCUSSED THE FOLLOWING:

Section 304, Use of Undersized Single-Family Lots [BCZR 1955; Bill No. 47-1992]

- [Bill Nos. 64-1999; 28-2001] Except as provided in Section 4A03, a one-family detached or semidetached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:
 - A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;
 - B. All other requirements of the height and area regulations are complied with; and
 - C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

304.2 Building permit application.

A. Any person desiring to erect a dwelling pursuant to the provisions of this section shall file with the Department of Permits and Development Management, at the time of application for a building permit, plans sufficient to allow the Office of Planning to prepare the guidelines provided in Subsection B below. Elevation drawings may be required in addition to plans and drawings otherwise required to be submitted as part of the application for a building permit. Photographs representative of the neighborhood where the lot or tract is situated may be required by the Office of Planning in order to determine appropriateness of the proposed new building in relation to existing structures in the neighborhood.

- ✓ Petitioner's Exhibit No. 2 satisfied proof of recordation in 1947
- ✓ Petitioner's Exhibit No. 3 satisfied height and area requirements
- ✓ Testimony was presented that that the Petitioner does not own any adjoining property and no lots are combined
- ✓ Survey is not relevant at this time the Petitioner will have to have the survey done at the building permit phase
- ✓ There was a problem with the builder, but the Board has nothing to do with this aspect; the Board can not consider testimony with regards to the builder it is not relevant to the issue of an undersized lot
- ✓ Also, the Zoning Commissioner addressed issuance restrictions in his order that made it clear that the building would have to be within regulations of the permit and County Code.

DECISIONS BY BOARD MEMBERS: Unanimous decision by the panel that the Petitioner meets all criteria for an undersized lot.

FINAL DECISION: That the Petitioner's Application under Section 304 for an Undersized Lot is GRANTED with restrictions as defined in the Zoning Commissioner's Order on Motion for Reconsideration dated August 3, 2004.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place that date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by this Board.

Respectfully submitted,

Theresa R. Shelton

County Board of Appeals



Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search

Page 1 of 1

Name	Account	Street	OWN OCC	Town Parce	l Lot
LEWIS MATTHEW	15 1512201310	2903 SPARROWS POINT	Н	000 134	1
MCDOUGALD GIL	15 1525450000	2901 SPARROWS POINT	Н	000 134	2
SINGLE ROOSEVELT	15 1519391500	7204 ORTH RD	H	000 134	3
DOWDY GERTRUDE	15 1512201931	7206 ORTH RD	Н	000 134	4
SECRETARY OF HOUSI	15 1502001081	ORTH RD	N	000 134	5
HARRIS MARION JACK	15 1502001080	7210 ORTH RD	Н	000 134	6
GRIFFIN LINDA M	15 1600009525	7212 ORTH RD	Н	000 134	7
RICHARDSON JUANITA	15 1518475720	7216 ORTH RD	H	000 134	9
EVELYN RONALD G	15 1512202312	7218 ORTH RD	Н	000 134	10
FARMER CLIFFORDJR	15 1700000582	7222 ORTH RD	Н	000 134	11
FRIESON JAMES O	15 1505880490	ORTH RD	N	000 134	13
ALSTON JAMES	15 1512201934	ORTH RD	N	000 134	14
ALSTON NATHANIEL	15 1512202260	7228 ORTH RD	Н	000 134	15
DOWDY REGINALD	15 1512202310	7230 ORTH RD	Н	000 134	16-
HOLMES GOVAN E	15 1518473341	2817 SPARROWS POINT	Н	000 134	17
FOWLKES ARIZONA	15 1502653180	2815 SPARROWS POINT	Н	000 134	18
GREEN LEONARD W	15 1525450380	7205 ORTH RD	Н	000 134	19
JONES RONALD	15 1520800800	7207 ORTH RD	N	000 134	20
SAULSBURY JOHN HEN	15 1514000132	7207H ORTH RD	Н	000 134	21
FRIZZELL DAVID	15 1520800573	7211 ORTH RD	H	000 134	22
FRAZIER EDITH	15 1505880380	ORTH RD	N	000 134	23
FRAZIER JAMES	15 1506571790	7215 ORTH RD	Н	000 134	24
DOWDY NELDA MERRIE	15 1501020160	7217 ORTH RD	H	000 134	25
DOWDY NELDA MERRIE	15 1501020090	ORTH RD	N	000 134	26
LOUDEN JAMES ASR	15 1503771060	7221 ORTH RD	Н	000 134	27
COVINGTON KEITH A	15 1900011959	7225 ORTH RD	Н	000 134	28
MCDOUGALD ARCHIE L	15 1502852790	ORTH RD	N	000 134	30
MARSHALL WILLIE DJ	15 1700001995	7229 ORTH RD	Н	000 134	31

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

May 11, 2004

Mr. Isaac Gheiler RRIG Corporation 3403 Old Post Drive Baltimore, Md. 21208

RE: HEARING ON UNDERSIZED LOT NE/S Orth Road, S of Sparrows Point Road

(7226 Orth Road)

15th Election District – 7th Council District

James & Stella Alston, Owners; RRIG Corporation, Contract Purchaser

Dear Mr. Gheiler:

In response to your letter of May 6, 2004 in which you have requested a reconsideration of the decision rendered by me in the above-captioned case, I have decided to schedule the matter for another hearing. By copy of this letter to all parties who appeared at the first hearing, please be advised that this matter has been scheduled for further proceedings on Friday, June 11, 2004 at 11:00 AM in Room 106 of the County Office Building. Although it will not be necessary for you to re-advertise, I will require that you arrange to have the property re-posted giving public notice of the new hearing so that all interested parties have an opportunity to participate. As in the first hearing, the property must be posted a minimum of 15 days prior to the new hearing date.

In the meantime, should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs

cc: Mr. & Mrs. James Alston

2814 Mohawk Avenue, Baltimore, Md. 21207

Ms. Essie M. Alston, 7228 Orth Road, Baltimore, Md. 21219

Mr. & Mrs. Reginald Dowdy, 7230 Orth Road, Baltimore, Md. 21219

People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info

From:

Theresa Shelton Freund, Gary

To: Date:

9/22/2004 1:13:09 PM

Subject:

Immediate Sign Posting / 7226 Orth Road 21219

Gary:

We received a file today in the matter of James T. Alston, et ux, Case No. 05-090-SPH, for which an appeal was filed on August 12, 2004, 41 days after the appeal was filed.

This is a Application for Undersized Lot under Section 304.2 and needs to be posted ASAP.

Thank you for your attention to this matter.

Theresa

Theresa R. Shelton Baltimore County Board of Appeals 410-887-3180 FAX: 410-887-3182

CC:

Bianco, Kathleen; Kotroco, Timothy

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

January 25, 2005

TO:

Timothy Kotroco, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton

Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILES

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	PDM FILE NUMBER	<u>NAME</u>	LOCATION
05-090-SPH	05-090-SPH	RRIG CORPORATION JAMES T. ALSTON	7226 ORTH ROAD
04-550-SPH	04-550-SPH	ESTATE OF JOHN STUTZKA	1924 BLUEMOUNT ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

RRIG CORPORATION 3403 Old Post Drive Baltimore, Maryland 21208 Telephone (410) 486-5693 Facsimile (410) 486-3818

RECEIVED

May 6, 2004

MAY 1 0 2004

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

ZONING COMMISSIONER

RE: HEARING ON UNDERSIZED LOT

NE/S Orth Road, S of Sparrows Point Road

(7226 Orth Road)

15th Election Disctrict – 7th Council District

James & Stella Alston, Owners; RRIG Corporation, Contract Purchaser

Dear Commissioner Schmidt:

I am in receipt of your Finding of Facts and Conclusions of Law in the above referenced matter and I respectfully request that you reconsider your denial of the Building Permit Application to develop the subject property with a single-family dwelling because the subject property meets the three conditions of Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). First, the subject property was duly recorded in a validly approved subdivision prior to March 30, 1955. Second, the proposed dwelling complies with all other regulations (plans of proposed dwelling enclosed). Third, James and Stella Alston do not own sufficient adjoining land to conform to the width and area requirements.

In response to Mrs. Alston's concerns, enclosed please find a revised site plan and photographs showing the existence and location of her dwelling on the adjacent lot, and correcting the ownership of Lot 13. And in response to Mr. and Mrs. Dowdy's concerns, enclosed please find photographs and State Department of Assessment and Taxation (SDAT) information showing that there are several houses in the community built on single (50-foot wide) lots.

Thank you for your continued attention to this matter. Should you have any concerns please contact me at your convenience.

Respectfully submitted,

Mark Gheiler

Lettoner advised star noon alterday but heaving due to religious holiday (lassover) - le set for heaving. Id. to pay cost of se posting, No newspaper of needed.



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UNIMPROVED LAND CONTRACT OF SALE

This	s is a Legally Binding Centract; If Not	Understood, Seek Competent Legal Advice.
MARYLAN	IN OURS HOLL FOR ARE LOSS RETA LIE SEBBUTAEU BEY	URCHASE OF RESIDENTIAL UNIMPROYED REAL ESTATE LOCATED IN AL ESTATE/COMMERCIAL INDUSTRIAL REAL ESTATE, APPROPRIATE
BROKER: 4	DNA FOSTEXIODENDAM	BRANCH OFFICE: PIKESUILLE
	E(410) 653-1700 EAX:	
SALES ASSOC		BROKER/AGENT ID:
ACTING AS:	SELLER AGENT (WHETHER "COOPERATIN	PHONE: (410) 486-5693
AGTING AG.	BUYER AGENT; OR	IG AGENT OR "SELLING AGENT"; OR
	<u> </u>	AC DUAL ACTAIT
	INTRA - COMPANY AGENT WITH BROKER	
SPOVED.	RETAY 100 IN COOPE	RATION WITH
OFFICE PHON		BHOKER/AGENT ID.
eales assoc		
ACTING AS:	LISTING BROKER AND SELLER AGENT, OF	
·· 	IIII INTRA - COMPANY AGENT WITH BROKER	AS DUAL AGENT
TIME IS NO WATER		
lime is at the s	matrice, time is of the essence of this Contra	act. The fallure of Seller or Buyer to perform any act as
brovided it	This Contract by a prescribed date or within	n a prescribed time period shall be a default under this
Contract an	d the non defaulting party, upon written noti	ice to the defaulting party, may declare this Contract null
and void an	id of no further legal force and effect. In suc	th event, all Deposit(s) shall be disbursed in accordance
with Paragra	aph 22 of this Contract.	
	· ····································	
addendum of	r addenda to this Contract, was required to	which any act or notice as provided in this Contract, or an be performed or made.
	ADDRESS:	<u></u>
BUYEA;	NAME RRIG COO.	
. DOTEN;	ADDRESS: 3403 OLD 105	T 7 (1 -17)
BBABERTY	ADDRESS: STORY OF THE PARTY OF	ZIP:ZIP:
ionaribad Brow	DESCRIPTION: Seller coes sell to Buyer	and Buyer doce purchase from Seller, all of the following
escriped Prop	COW S (hersinetter "Property") known as	
	BULTITURE	located in
100000		
ny County, N	Maryland, Zip 219 10 together with	all rights and appurtenances thereto belonging. Buyer and
ieller agree t	hat the Property subject to the Contract is	setimated to contain 5 200 (C. Bacre(s) of land
534		or less. Unless an addendum pertaining to the acreage
i adrisie jee	t and/or the configuration of the Property is	specifically included as a part of the Contract, Buyer sha
urchase the P	roperty and Seller shall sell the Property without	tany adjustment in the purchase price regardless as to the actua
ze or configu	ration of the Property.	The Space of the fact of the same of the s
. PHACHASE	PRICE: The purchase price is	TY THOUSAND 400/100
ollars (\$	10000 	
. SETTLEME	NT: Date of Settlement	or sooner if agreed to in writing by both
સા દોહક.		,



MARYLAND

NON-BINDING BUYER REPRESENTATION AGREEMENT

(Note: Under Maryland law a sales associate cannot present an offer for a client without a signed Brokerage Agreement)

This Agreement is made on 1/2/04	("effective date") between	("Buyer")
+ MARTIN DEAT FETATE INC ("	Rosker'') In consideration of Scryicos	and facilities, the bloker is
granted the right to represent the Buyer in the acquisiti	on of real property located at	19 ORTH RI
21219	(address).	
1. TERM. This Agreement is for a time period of facilitate the presentation of an Offer to Purchase on	the above real property.	
2. INTRA-COMPANY AGENT REPRESENTAL associates of the Broker, the Broker is a dual agent. De and written consent of both parties. The sales associate provide the same services that a buyer's agent can persales associate and Broker are acting as an intra-combined Broker. Buyer consents to intra-company agent and described the same services that a buyer's agent can persale associate and Broker are acting as an intra-combined buyer consents to intra-company agent and described the same services.	e assigned by the Broker as an intra-co covide a property listed with another be pany agent and disclosed dual agent be isclosed dual agent be isclosed dual agency representation.	mpany agent may continue to roker. In this transaction, the roker. If property is listed by
3. MINISTERIAL ACTS. The Broker and sales assist another person to complete or fulfill a sale do not involve discretion or exercise of Broker and sales	or lease with the client of the Broker. les associate's own judgment.	tha saids associate and windi
4. COMPENSATION. Compensation to Broker shaddition, the Buyer of Land addition.	CXCCPL	f listing broker to Broker In for a FHA or VA transaction.
5. CANCELLATION. Either party may cancel this	Agreement at any time.	
6. OTHER PROVISIONS.		, <u></u>
	MI	
attorney, tax advisor, lender, appraiser, surveyor, structures. Buyer is advised to seek professional advice company sales associates for the sale of property listed with Bresser acknowledges that Broker's Company sales associates for the sale of property listed with Bresser acknowledges. 8. EQUAL OPPORTUNITY. Properties shall be sale igion, sex, handicap, familial status, or national original.	Policy provides for the payment of a the proper oker. bown and made available to the Buyer gin as well as all classes protected by	without regard to race, color, federal, state and local laws.
	sitis and any addenda signed by the	parties constitute the cuties
agreement between the parties and supersede any other	it mutten or olar agreements occured a	ie parties. This Agreement can
only by modified by written agreement of the parties	Lorb L	FOSTEX
	1852 Ri	757-2005 TOWN R
	Δ.	ldrass
Buyer's Signature (5	(eal)	E, My 2-12-08
Buyer's Signature	City, Star	le, Zip Code
Address	Ente	Spociale Signature Company C
City, State, Zip Code	(10,0)	ate Printed Name
Telephone:	Telephone 1	
		LF268
9/03		

REMAX 1ST ADVANTAGE

2033 – C EAST JOPPA ROAD Baltimore, Maryland 21234 410-866-4974 – 410443-865-3089 fax # 410-866-4284

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Millie	Hoyd P	CSIMILE TRA	NSMTTTAI	SHEET	
70: PN	Wisser 1	THOK	Milie.	Lioyd (ellis Tarli
COMPANY:	7		DATE:		
PAK NUMBER:	539-108	1/2	TOTAL NO. C	if Pages Diczedin	COVER
PECONE INDICES	R:		SEMPER'S RE	PREENCE NOMES:	
RE:				BNCS NUMBER:	
				PLRASE REPLY	D PLEASE RECYCLE
C) JRGENT	D FOR REVIEW	DPLRASE CO		PLEASS REPLY	
NOTES/COMME					
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PAGE 81



ADDENDUM TO CONTRACT OF SALE

	•
SELLER: JANES ALSTON C BUYER: RRIG Corp. PROPERTY: LOT 14 ORTH	
CHANGE OF SETTLEMENT DATE: The undersigned Buyer(s) and Seller(s) agree to desettlement for the above referenced property from to 1014 30 200 /	
ALL OTHER TERMS AND CONDITIONS CONTRACT SHALL REMAIN IN FULL FOR SELLER Stalla USAON SELLER Stalla USAON BUYER BUYER BUYER	DATE 5/24/04 DATE 5/24/04 DATE 5/24/04 DATE 5-14-04 DATE 5-14-04

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CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL	a he leam Dhotonail.	7	1410-448. 2040										
STATE, ZIP	つるころのと)	11/1 = (20)	7.1							•		
CITY, STA	[٧,	RACTES										
ADDRESS	3403 6060 Mass Dr.	4	2814-MUSHIWK AUE					-					
NAME	Mark Cottelle	15ABC (345/12)	TAMES 1. ASTON	6-12/14 m. 11/2/2									

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CASE NAME	CASE NUMBER	DATE

CITIZEN'S SIGN-IN SHEET

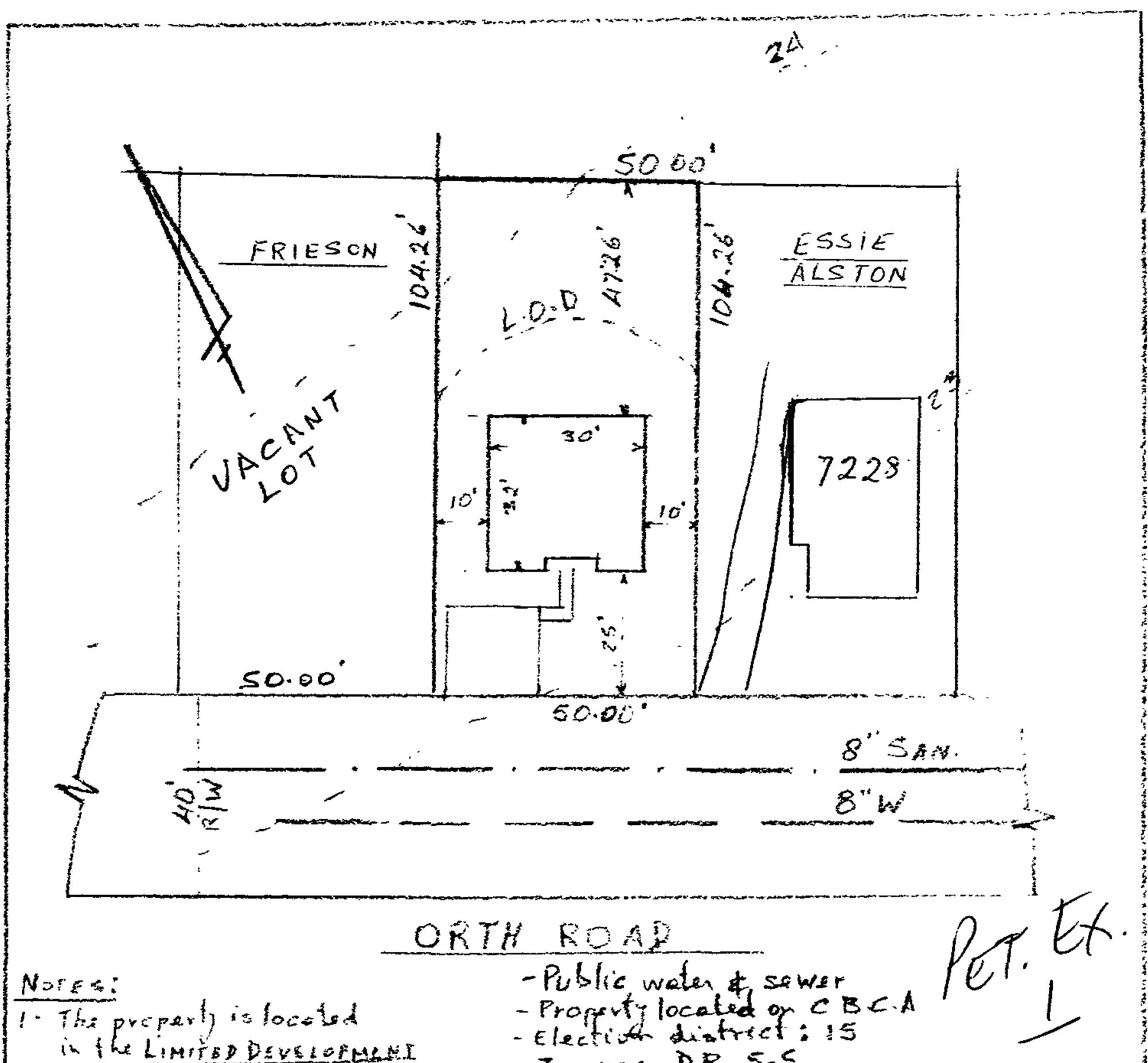
E- MAIL	dlewis lald@comcast.net							
CITY, STATE, ZIP BULK, MA 21219 FENTE, 1921 21219	Balto. Md 21319							
PASS MALLA	722 Octh Rd							
Bossie Manne	Denia Salles							

CASE NAME CASE NUMBER DATE

CITIZEN'S SIGN-IN SHEET

E- MAIL		
Buff Mul- 21219 David ma 21219		
Party 1230 Orth Rand	TESSACE P. M. A.M. P. M. A.M. A.M. A.M.	
Educ M. Matan	CONTEMPORTANT MESS CONTEM	

MADE IN U.S.A.



2- Impervious surfaces are limited to 25%: 25% of 5.263 = f. = 1,303 = f 3.- The impervious are of this

property is: 1.289s = 24%

24%

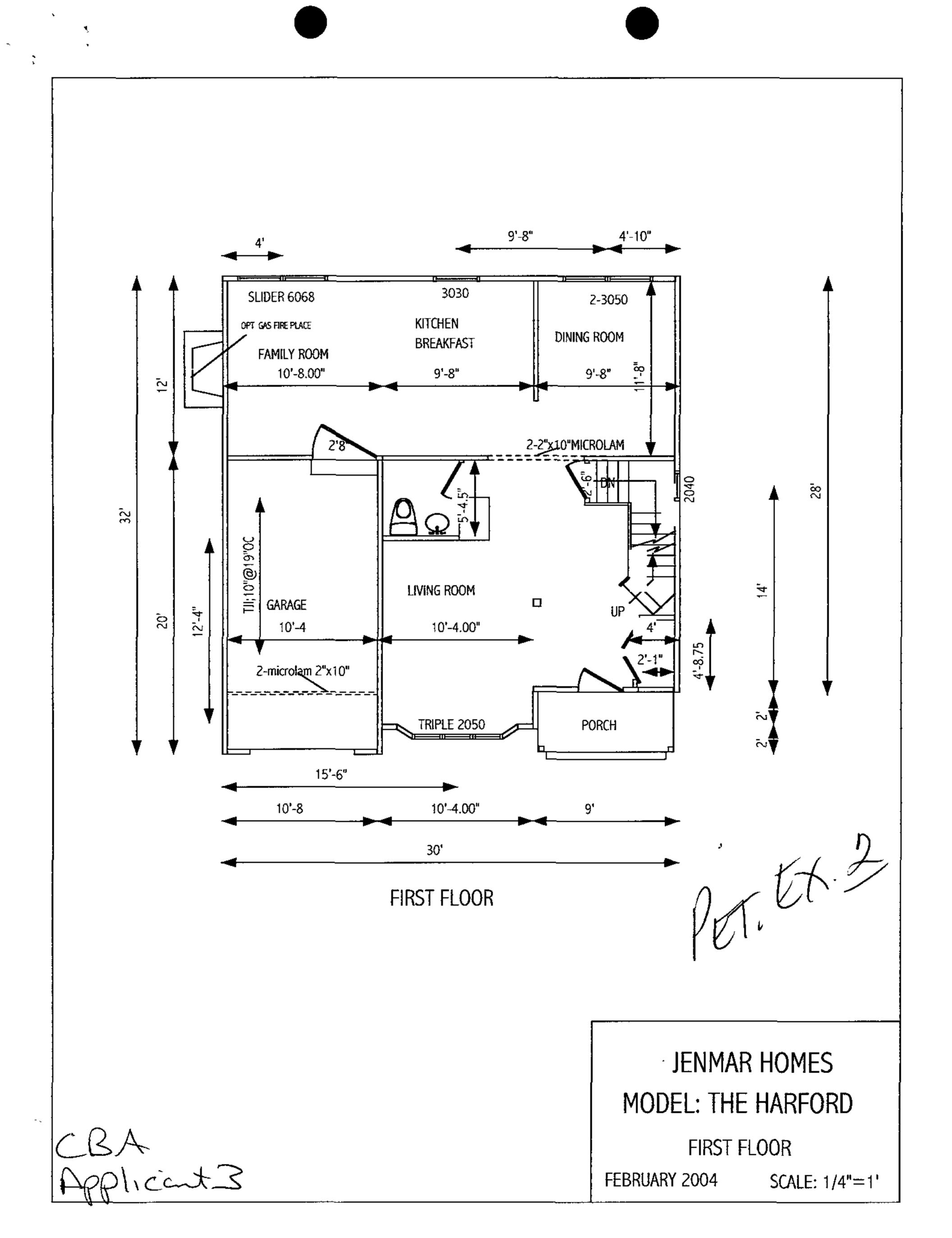
24%

LOT AREA = 5,213 S.f. L.OD = 3.858 \$ f

AREA of the CBCA.

- Zoning: DR. 5.5 SITE FLLN

JENMAR HOMES: RRIG CORP. LOT 14 ORTH Rd. (7226 Orla 184) TAX Nº 15-12-201934 MODEL: THE HARFORD" scale: 1=30' / Feb. 2004





FRONT ELEVATION

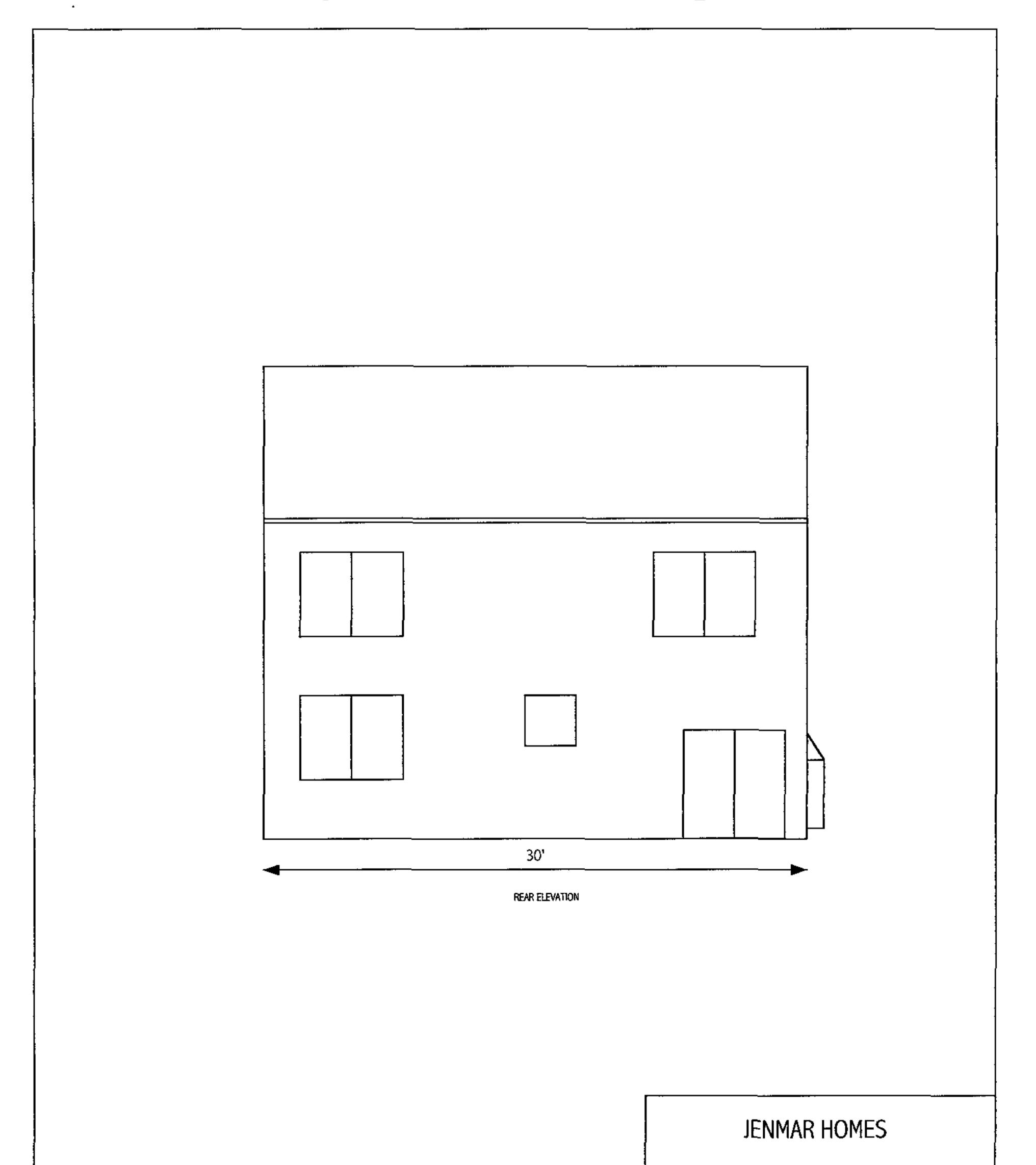
JENMAR HOMES

MODEL: THE HARFORD

FRONT ELEVATION

FEBRUARY 2004

SCALE: 1/4"=1"

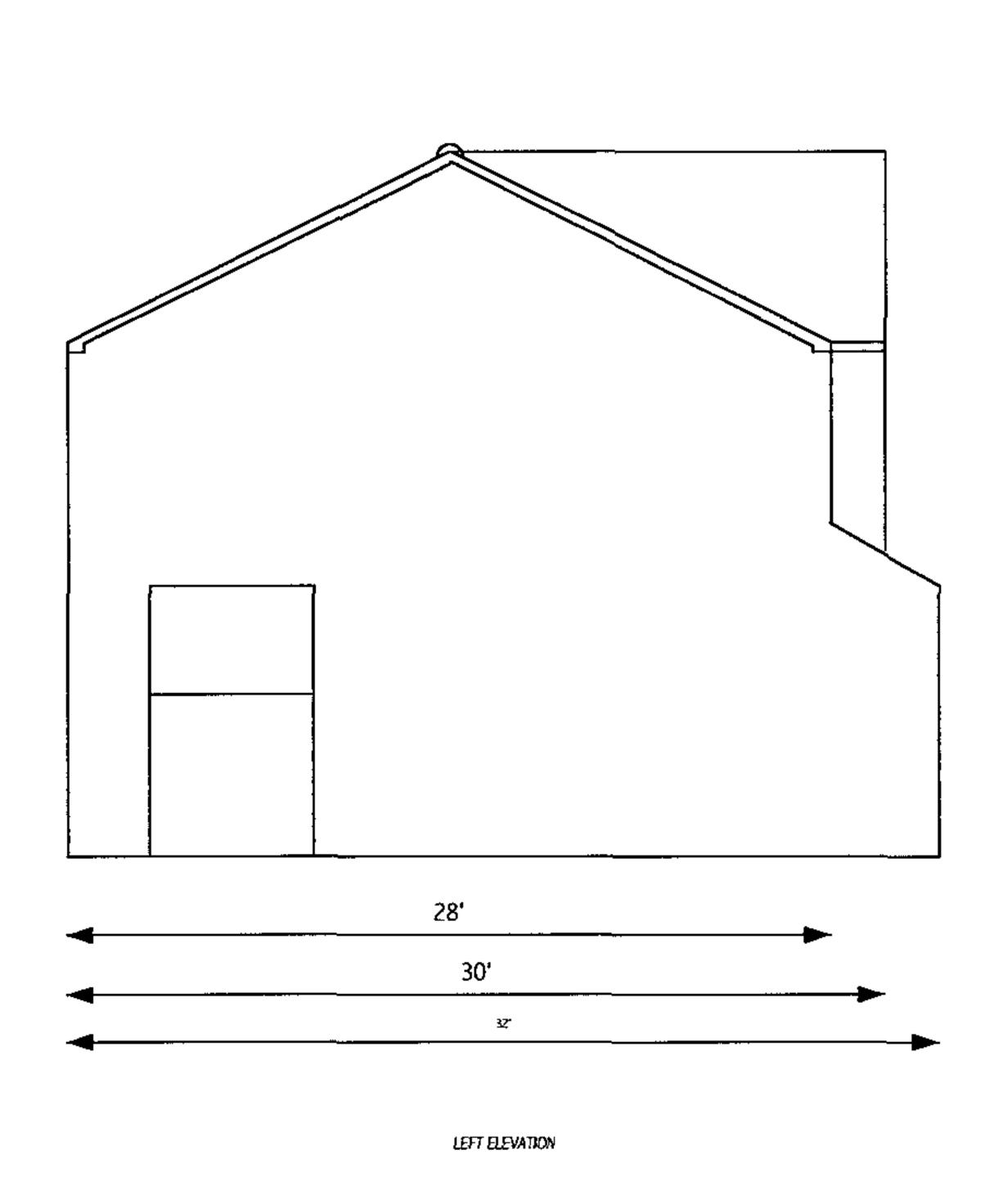


MODEL: THE HARFORD REAR ELEVATION

FEBRUARY 2004

SCALE :1/8"=1'

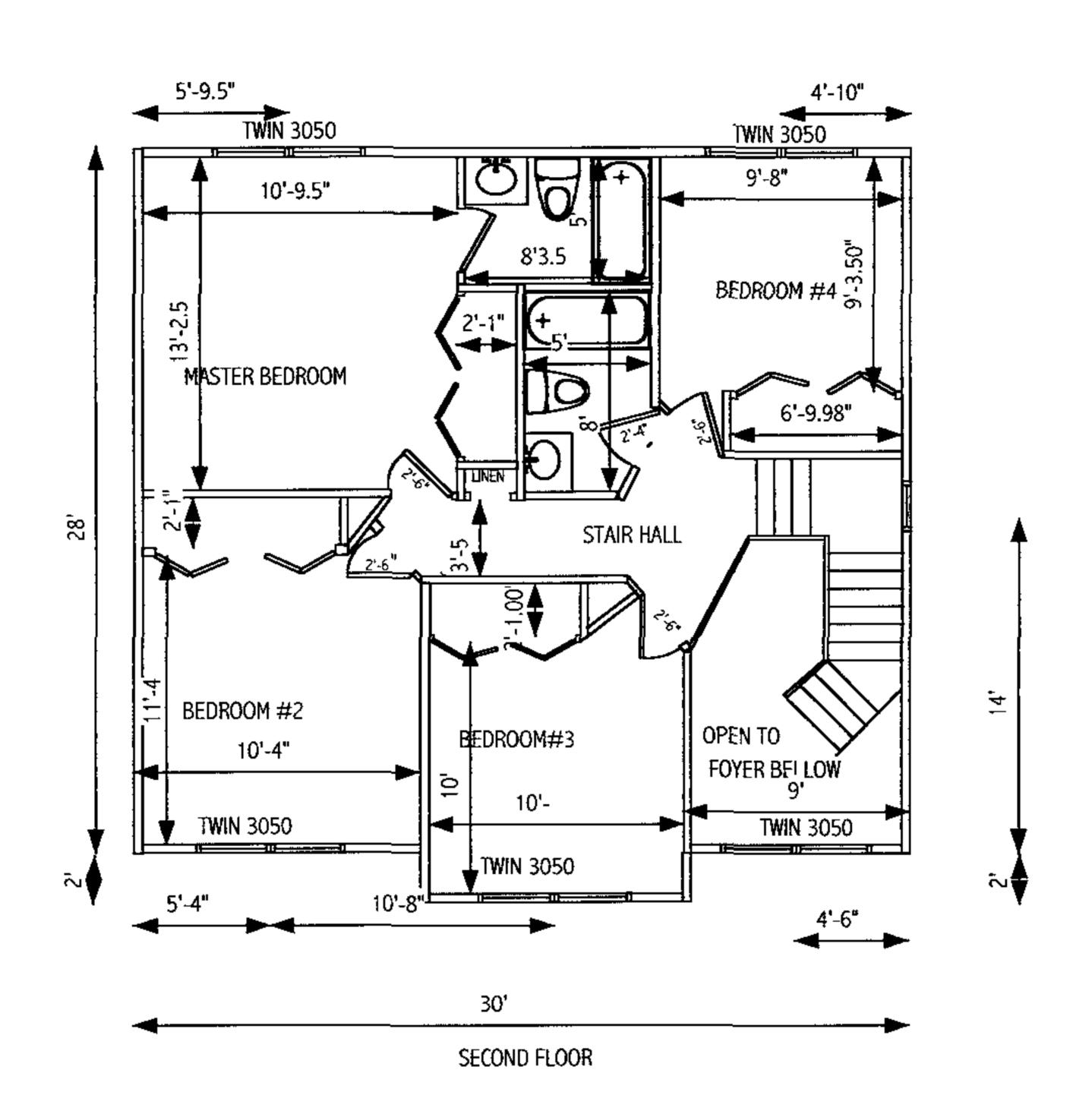
JENMAR HOMES MODEL: "THE HARFORD" PIGHT ELEVATION RIGTH ELEVATION 28' SCALE 1/8"=1"



JENMAR HOMES
MODEL: THE HARFORD
LEFT ELEVATION

FEBRUARY 2004

SCALE:1/8"=1"



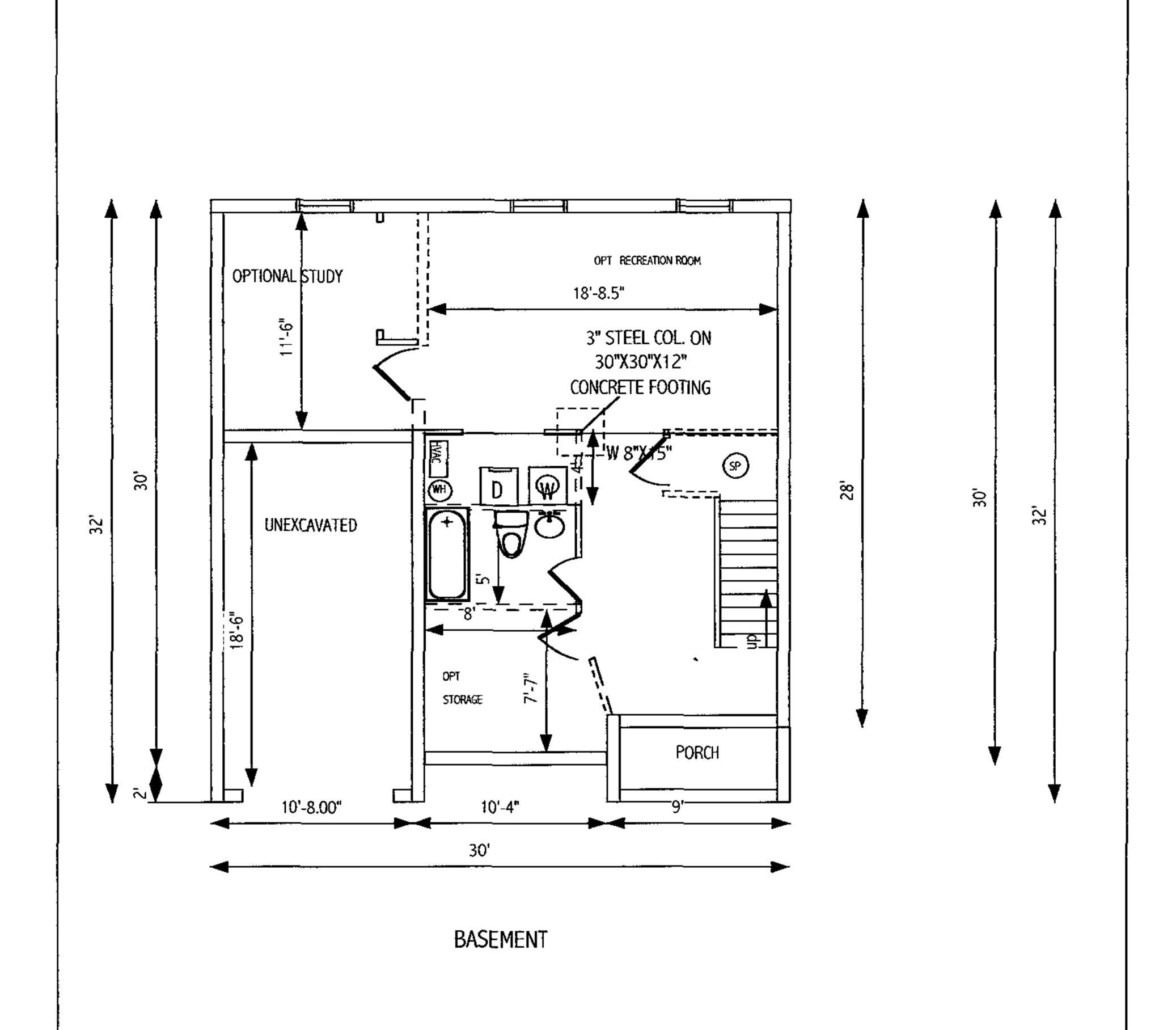
JENMAR HOMES

MODEL: THE HARFORD

SECOND FLOOR

FEBRUARY 2004

SCALE: 1/4"=1"



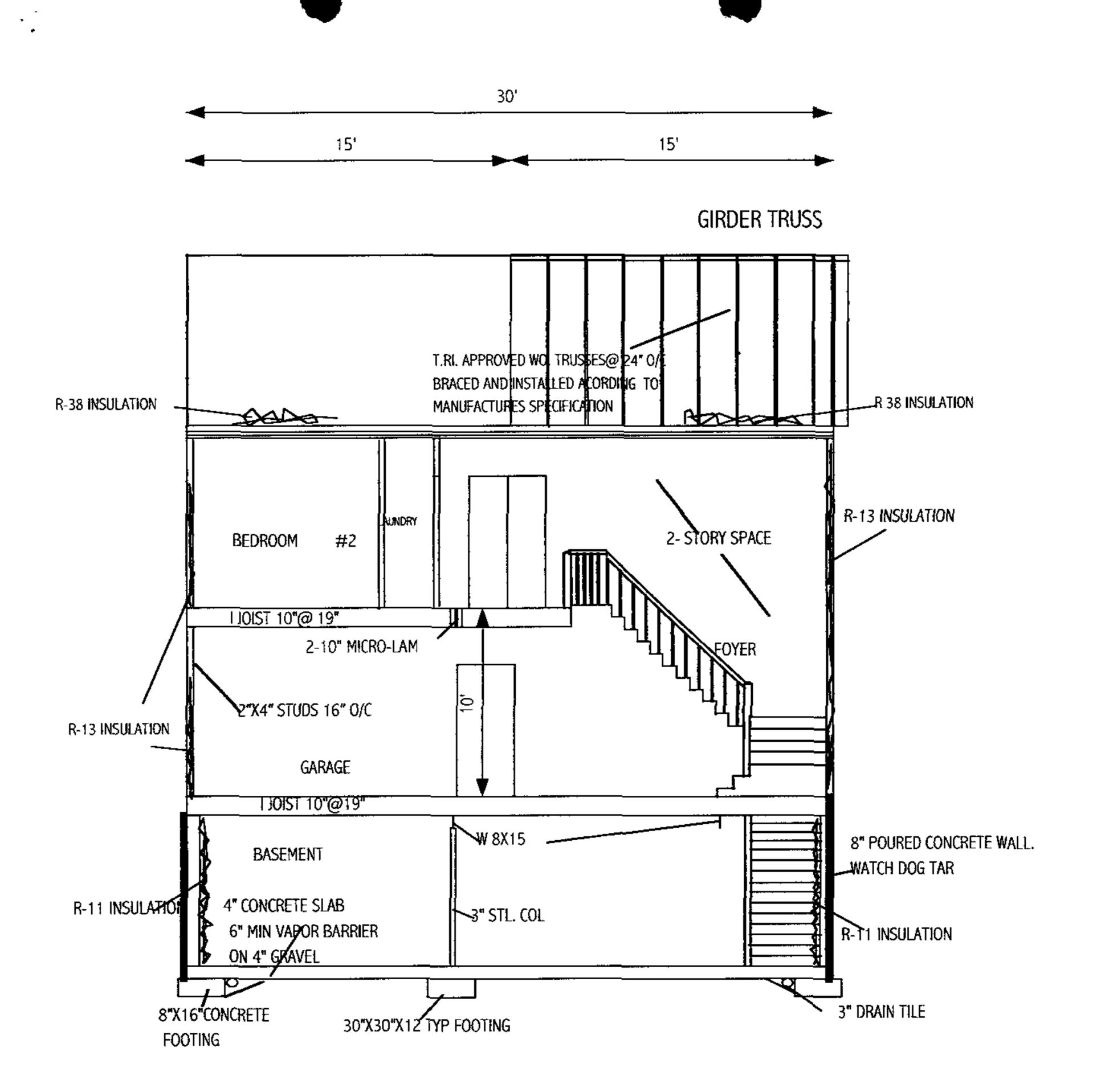
JENMAR HOMES

MODEL: THE HARFORD

BASEMENT

FEBRUARY 2004

SCALE :1/4"=1"



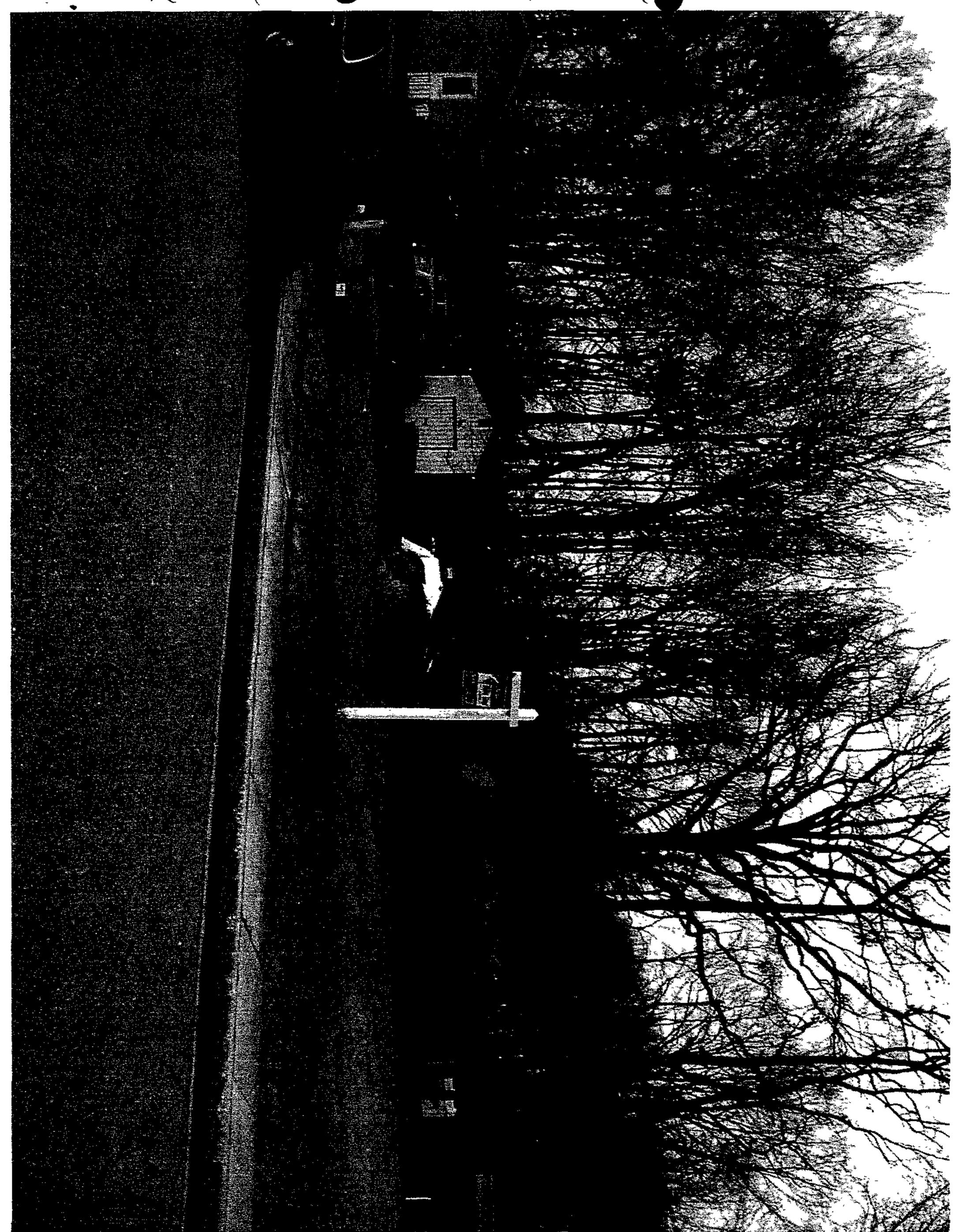
CROSS SECTION A-A

JENMAR HOMES MODEL: THE HARFORD

JUNE 2003 SCALE:1/4"=1"

CROSS SECTION

r. 7224 (50) and -> 7226 (50')





Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

14/38

Account Identifier:

District - 15 Account Number - 1505880490

Owner Information

Use:

Owner Name:

FRIESON JAMES O

ON JAMES O

RESIDENTIAL

FRIESON RUTH

Principal Residence: NO

Mailing Address:

867 N AVONDALE RD

BALTIMORE MD 21222-6224

Deed Reference: 1

1) / 5159/ 348

2)

Location & Structure Information

Premises Address

ORTH RD

Legal Description

SE SPARROWS POINT RD SOLOMON CROOMS PLAT

Map GridParcelSub DistrictSubdivisionSectionBlockLotGroupPlat No:111111382Plat Ref:

Special Tax Areas Ad Valorem

Primary Structure Built En

0000

Enclosed Area Property Land Area County Use 5,200.00 SF 04

Stories Basement Type Exterior

Value Information

Value **Phase-in Assessments** Base As Of As Of As Of Value 01/01/2003 07/01/2003 07/01/2004 19,500 19,500 Land: Improvements: 0 0

 Total:
 19,500
 19,500
 19,500
 19,500

 Preferential Land:
 0
 0
 0
 0

Transfer Information

Type:IMPROVED ARMS-LENGTHDeed1: / 5159/ 348Deed2:Seller:Date:Price:Type:Deed1:Deed2:Seller:Date:Price:

Seller: Date: Price: Price: Type: Deed1: Deed2:

Exemption Information

 Partial Exempt Assessments
 Class
 07/01/2003
 07/01/2004

 County
 000
 0
 0

 State
 000
 0
 0

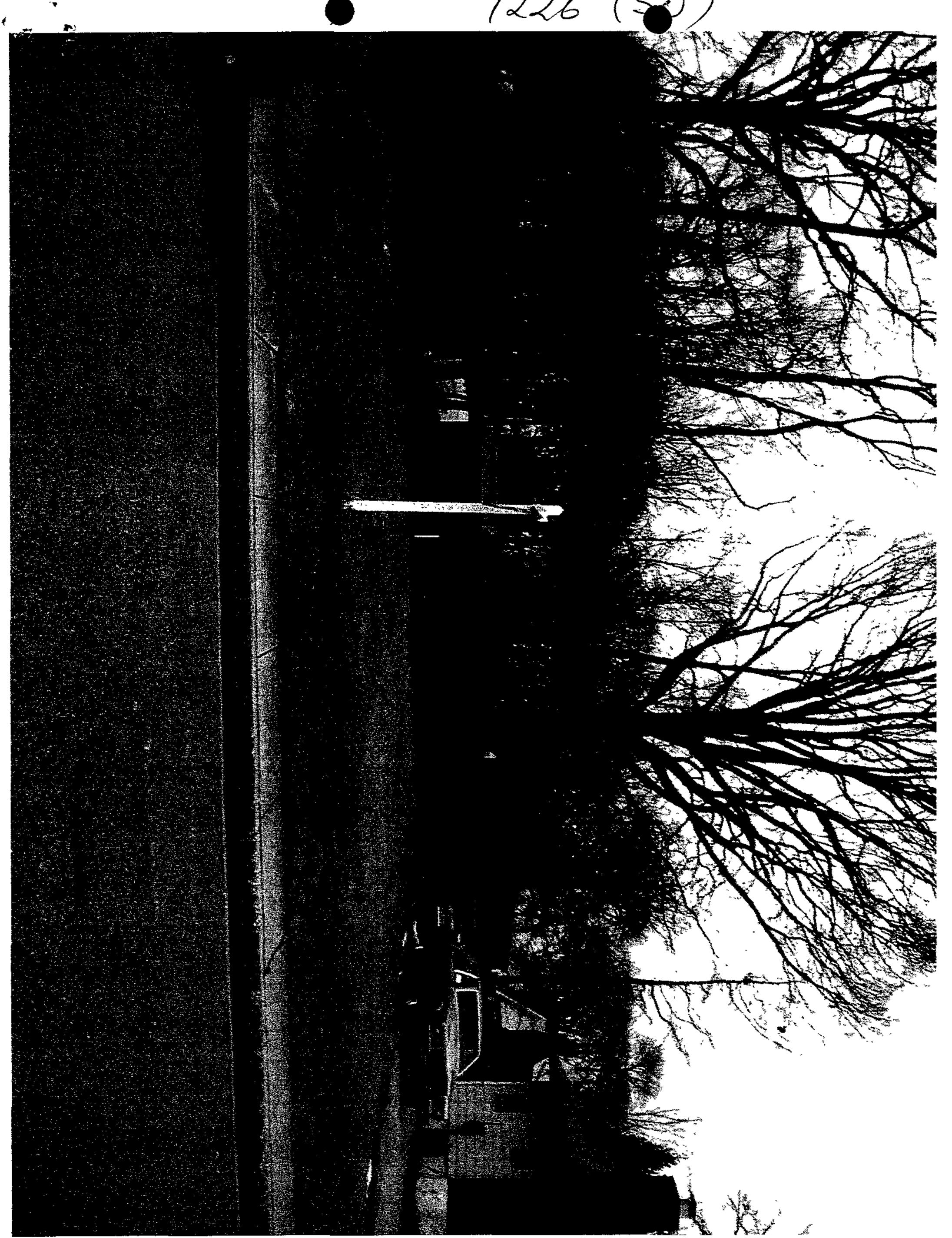
 Municipal
 000
 0
 0

Tax Exempt: Exempt Class: NO

Special Tax Recapture:

* NONE *

7226 (50°)





Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY Real Property Data Search**

Go Back View Map **New Search Ground Rent**

14/ 38

Account Identifier:

District - 15 Account Number - 1512201934

Owner Information

Owner Name:

ALSTON JAMES

Use:

RESIDENTIAL

TAYLOR STELLA

Principal Residence:

Mailing Address:

2814 MOHAWK AVE

BALTIMORE MD 21207-7471

Deed Reference:

1) / 5340/ 509

2)

NO

Location & Structure Information

Premises Address

ORTH RD

Legal Description

685 SE SPARROWS POINT R **SOLOMON CROOMS PLAT**

Subdivision Section Block Lot Group Plat No: **Sub District** Map Grid Parcel 14 Plat Ref: 11 134 111

Special Tax Areas

Ad Valorem

Town

Tax Class

County Use Primary Structure Built Property Land Area Enclosed Area 5,200.00 SF 04 0000 **Exterior Basement Type** Stories

Value Information

Value Phase-in Assessments Base Value As Of As Of As Of 07/01/2004 01/01/2003 07/01/2003 19,500 19,500 Land: Improvements: 0 0 19,500 19,500 19,500 Total: 19,500 **Preferential Land:**

Transfer Information

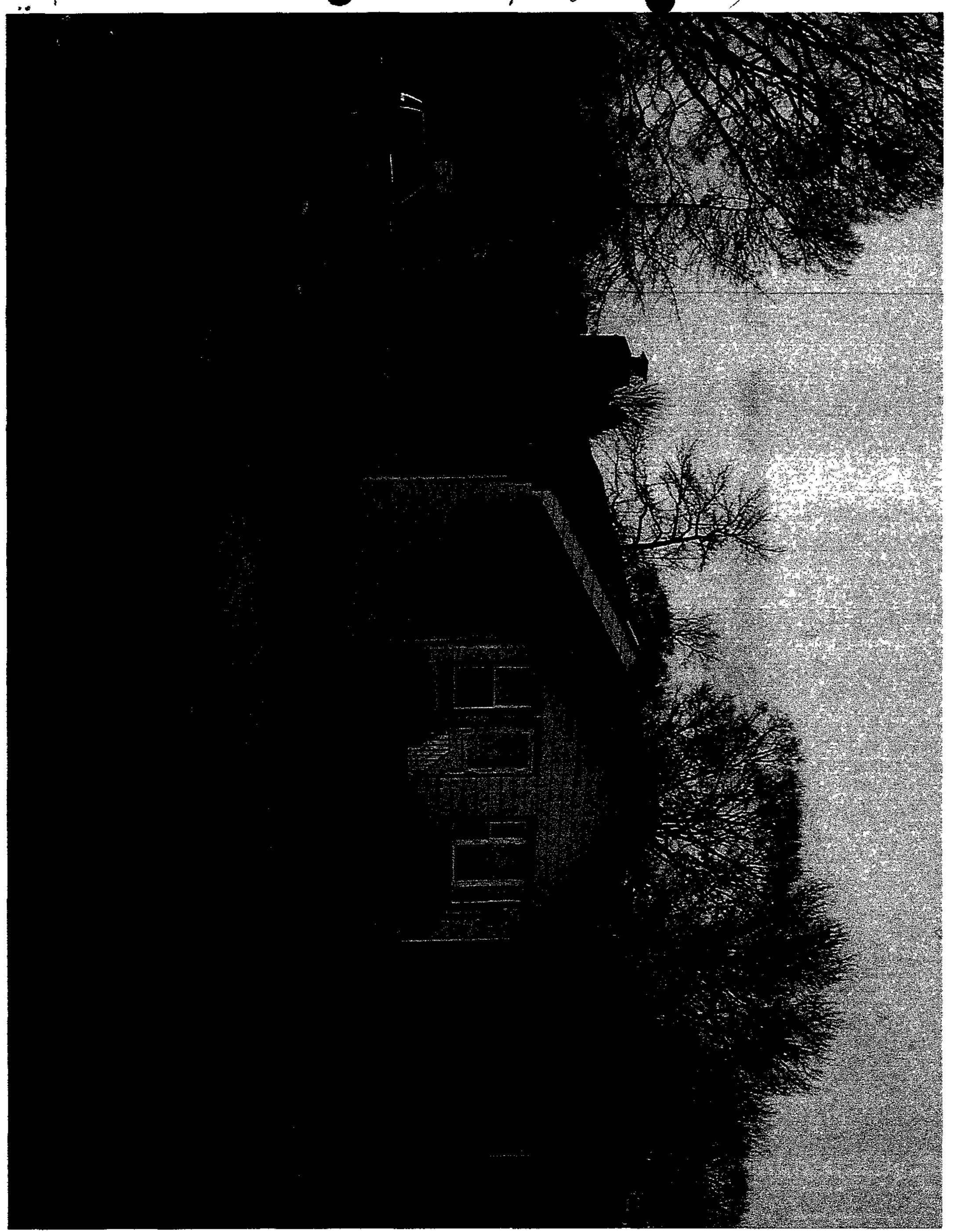
Seller:

ALSTON JACK

Date:

03/05/1973

7228 (50)



7217 (100) 7216 - (50) 7215 - (50) 7212 - (100) 7210 - (50)

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Click here for a plain text ADA compliant screen.



Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 15 Account Number - 1512202260

Owner Information

Owner Name:

Mailing Address:

ALSTON NATHANIEL

ALSTON ESSIE MAE

BALTIMORE MD 21219-1320

Sub District

Use:

RESIDENTIAL

7228 ORTH RD

Principal Residence:

YES

Deed Reference:

1) / 6944/ 203

Plat Ref:

2)

Location & Structure Information

Premises Address

Grid

11

7228 ORTH RD

Map

111

Legal Description

735 SE SPARROWS POINT R

82

SOLOMON CROOMS PLAT Section Block Lot Group Plat No:

15

Town **Ad Valorem Special Tax Areas**

Parcel

134

Tax Class

Primary Structure Built Enclosed Area Property Land Area 1,080 SF 5,200.00 SF 1974 **Basement Type Stories**

Subdivision

NO

STANDARD UNIT

Exterior SIDING

14/38

County Use

04

Value Information

Phase-in Assessments Base Value **Value** As Of As Of As Of 01/01/2003 07/01/2003 07/01/2004 26,000 26,000 Land: 53,210 65,540 Improvements: Total: 79,210 91,540 83,320 87,430 Preferential Land:

Transfer Information

\$38,000 ALSTON JAMES Date: 06/12/1985 Price: Seller:

Deed1: / 6944/ 203 Deed2: **IMPROVED ARMS-LENGTH** Type: Date: Price: Seller: Deed1: Deed2: Type: Date: Seller:

Type:

Deed1:

Price: Deed2:

Exemption Information

07/01/2003 07/01/2004 Class **Partial Exempt Assessments** 000 County 000 0 State 000 Municipal

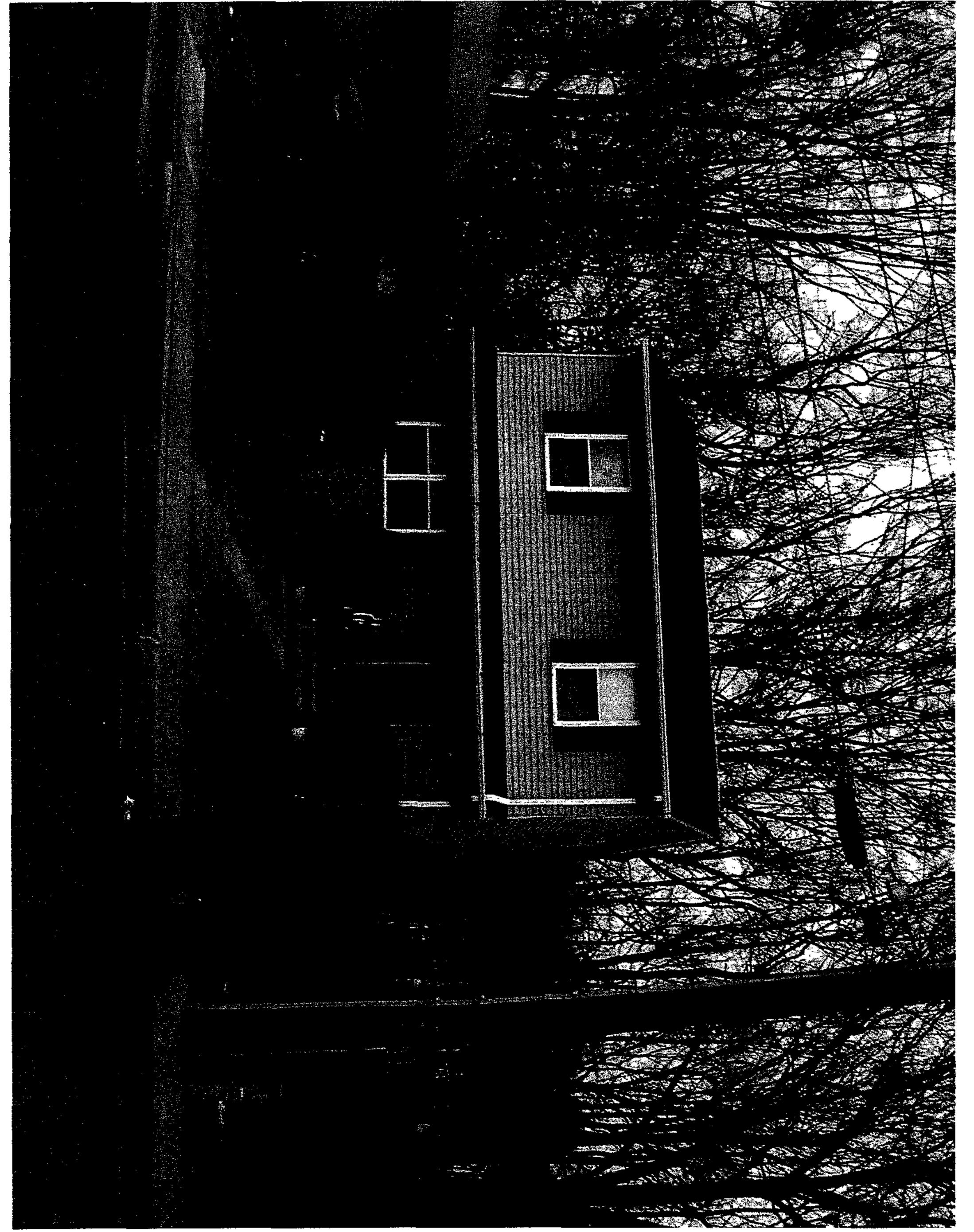
Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *

CBAAPPel

72/8 (501)





Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search **Ground Rent**

14/38

Account Identifier:

District - 15 Account Number - 1512202312

Owner Information

Owner Name:

EVELYN RONALD G

EVELYN NADENE A

Use:

RESIDENTIAL

Principal Residence:

Mailing Address: **7218 ORTH RD**

BALTIMORE MD 21219-1320

Deed Reference:

1) / 5944/831

2)

YES

Location & Structure Information

Premises Address

7218 ORTH RD

Legal Description

SOLOMON CROOMS PLAT

Sub District Subdivision Section Block Group Plat No: Grid Parcei Lot Map 82 10 Plat Ref: 134 111 11

Special Tax Areas

Preferential Land:

Ad Valorem **Tax Class**

Town

Primary Structure Built Property Land Area County Use Enclosed Area 1,248 SF 1982 5,200.00 SF 04 **Basement Exterior Stories** Type YES STANDARD UNIT **SIDING**

Value Information

Value Phase-in Assessments Base **Value** As Of As Of As Of 01/01/2003 07/01/2003 07/01/2004 26,000 26,000 Land: 80,370 Improvements: 73,630 Total: 106,370 101,876 104,122 99,630

Transfer Information

Price: \$3,500 LEWIS WILLIAM E Date: 10/09/1978 Seller:

Deed1: / 5944/831 IMPROVED ARMS-LENGTH Deed2: Type: Price: Date: Seller: Deed1: Deed2: Type: Price: Date: Seller: Deed1: Deed2:

Exemption Information

07/01/2003 07/01/2004 **Partial Exempt Assessments** Class 000 County 000 State 0 Municipal 000

Tax Exempt: **Exempt Class:**

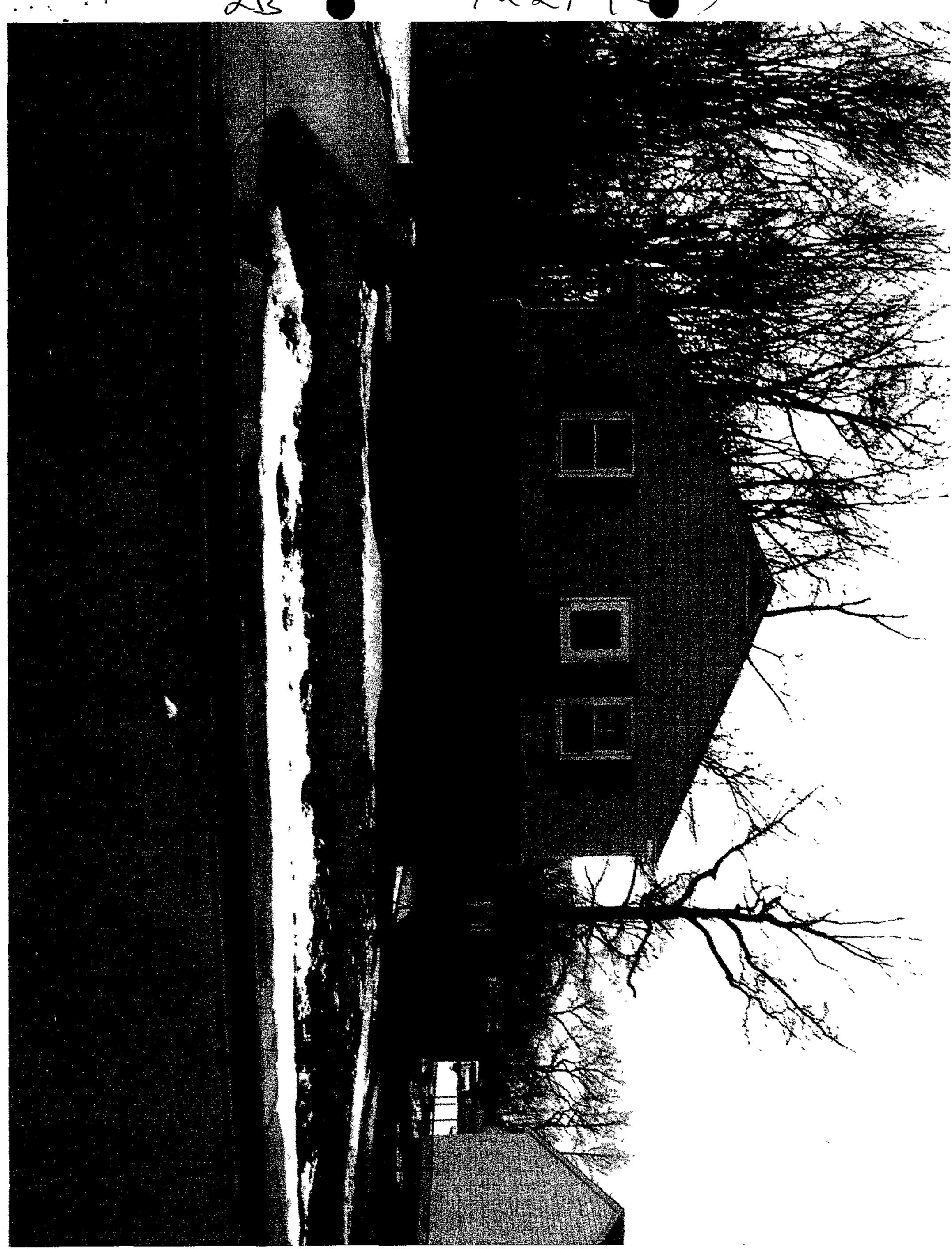
Type:

NO

Special Tax Recapture:

* NONE *

CBA Appel 7221 (50)







Click here for a plain text ADA compliant screen.



Go Back View Map **New Search Ground Rent**

County Use

04

Account Identifier:

District - 15 Account Number - 1503771060

Owner Information

Owner Name:

LOUDEN JAMES A, SR

Use: Principal Residence: RESIDENTIAL

Mailing Address:

Deed Reference:

1) / 6559/ 585

2)

YES

7221 ORTH RD

BALTIMORE MD 21219-1319

Location & Structure Information

Premises Address

7221 ORTH RD

Legal Description

535 SE SPARROWS POINT R SOLOMON CROOMS PLAT

Subdivision Block Group Plat No: **Sub District** Section Lot Grid **Parcel** Map 82 Plat Ref: 14/ 38 134 111 11

Special Tax Areas

Stories

Ad Valorem

Town

Basement

YES

Tax Class **Property Land Area Enclosed Area Primary Structure Built** 1,260 SF 5,200.00 SF 1974

Type Exterior STANDARD UNIT **SIDING**

Value Information

Phase-in Assessments Base Value As Of As Of As Of Value 01/01/2003 07/01/2003 07/01/2004 26,000 26,000

Land: Improvements: Total: Preferential Land:

73,270 70,570 99,270 96,570

97,470

98,370

Transfer Information

Price: LOUDEN JAMES AZOR Date: 07/21/1983 \$0 Seller: Deed1: / 6559/ 585 Deed2: **NOT ARMS-LENGTH** Type: Price: Date: Seller: Deed2: Deed1: Type: Seller: Date:

Type:

Deed1:

Price: Deed2:

Exemption Information

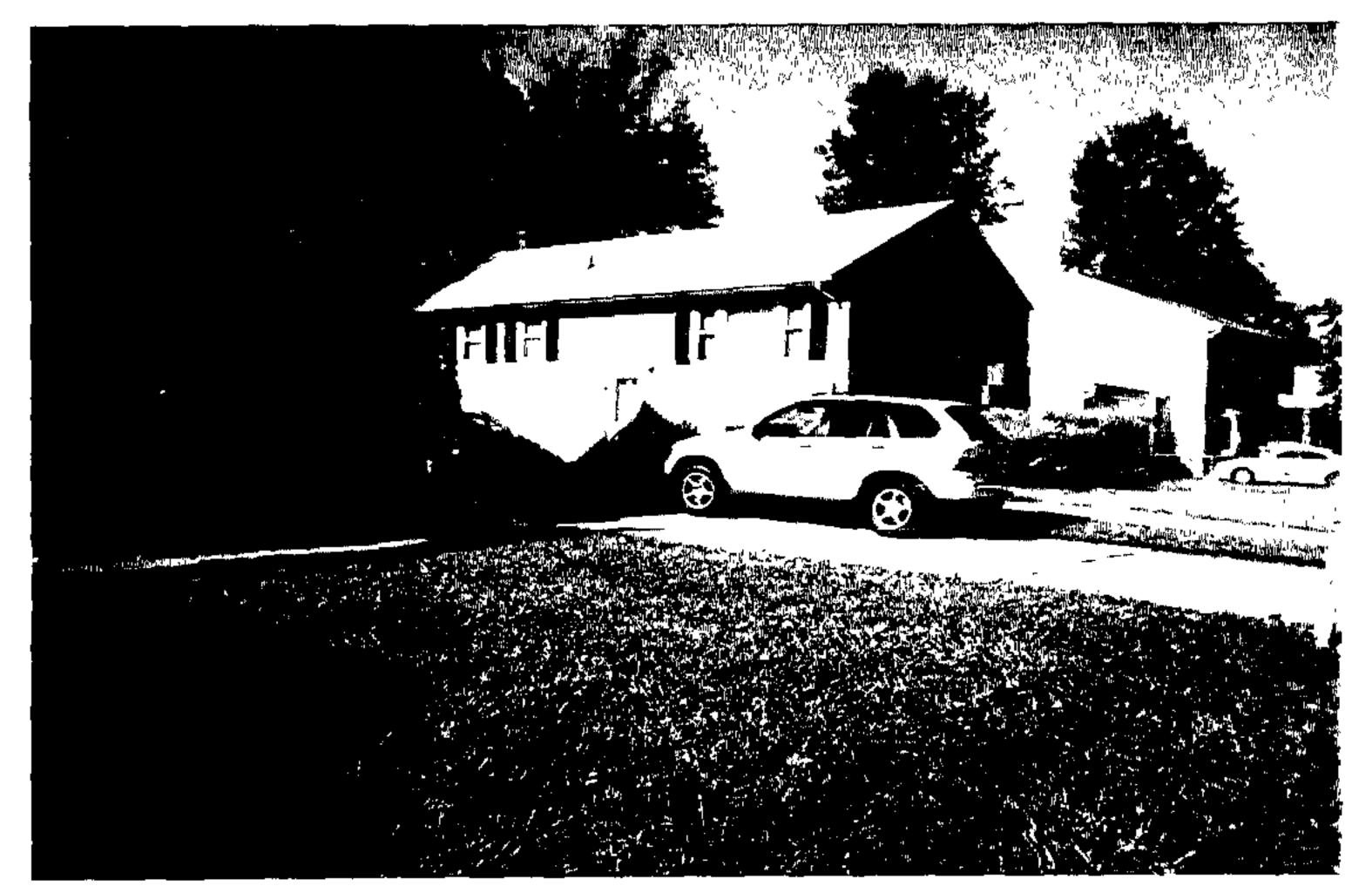
07/01/2003 07/01/2004 **Partial Exempt Assessments** Class 000 County 000 State 000 **Municipal**

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *

Aston 05-090-5PH Crownest A-C 3A-C











the second of th Maryl.and State Archives SPARROWS POINT ROAD WIDENING